

# Emmet County Farmland Auction



**400**  
*Acres M/L*  
*Selling in 3 Tracts*



Listing #14272 • [PeoplesCompany.com](http://PeoplesCompany.com)

*Wednesday*  
**Sept 19**

*10:00 am • Armstrong, IA*



# Emmet County Farmland Auction

Wednesday  
Sept 19

Armstrong Community Center  
519 6th Street • Armstrong, IA 50514

Listing #14272 • PeoplesCompany.com



## Tract 1: 160 Acres M/L Iowa Highway 9, Estherville, IA 51334

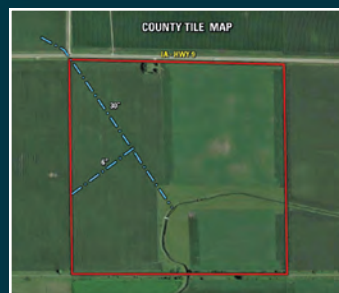
**Tract 1** will be offered as 160 acres m/l. This tract consists of 149.65 FSA cropland acres carrying a CSR2 of 81.5. Primary soil types on the tillable acres include Canisteo, Clarion, Crippin, and Webster loams. The farm has extensive county tile (see Tile Map). The farm is located West of Armstrong on Iowa Highway 9 and in Section 16 of Swan Lake Township.

### FARM DETAILS

FSA Cropland Acres: 149.65  
FSA Base Acres: 135.10  
Corn: 96.9 Base Acres with a PLC Yield of 165.  
Soybeans: 38.2 Base Acres with a PLC Yield of 44.  
Farm is enrolled in ARC-CO crop insurance program.

### DIRECTIONS

From Armstrong, IA travel west on Iowa Highway 9 for approximately 7.8 miles. The property will be located on the south side of Iowa Highway 9. Look for signs.



### TRACT 1 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
507	Canisteo clay loam	55.76	37.3%	<div></div>	84	73
138B	Clarion loam	27.53	18.4%	<div></div>	89	74
655	Crippin loam	21.19	14.2%	<div></div>	91	77
107	Webster clay loam	8.48	5.7%	<div></div>	86	77
55	Nicollet clay loam	7.98	5.3%	<div></div>	89	82
72B	Estherville sandy loam	7.92	5.3%	<div></div>	27	31
138C2	Clarion loam	5.31	3.5%	<div></div>	83	59
638B	Clarion-Swanlake complex	4.39	2.9%	<div></div>	85	68
6	Okoboji silty clay loam	3.50	2.3%	<div></div>	59	53
95	Harps clay loam	3.39	2.3%	<div></div>	72	57
259	Biscay clay loam	2.32	1.6%	<div></div>	52	70
34C2	Estherville sandy loam	1.88	1.3%	<div></div>	10	7
149.65 Weighted Average					81	69.9

## Tract 2: 80 Acres M/L 470th Avenue, Estherville, IA 51334

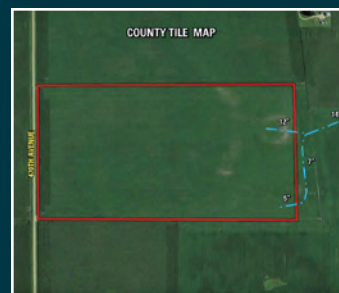
**Tract 2** will be offered as 80 acres m/l. This tract is nearly 100% tillable consisting of 79.7 FSA cropland acres carrying a CSR2 of 81.5. Primary soil types on the tillable acres include Canisteo, Nicollet, and Clarion loams. There are two county tile lines that enter the east end of the farm (see Tile Map). Tract 2 is located in Section 20 of Swan Lake Township.

### FARM DETAILS

FSA Cropland Acres: 79.7  
FSA Base Acres: 79.7  
Corn: 51.5 Base Acres with a PLC yield of 165.  
Soybeans: 28.2 Base Acres with a PLC yield of 44.  
Farm is enrolled in ARC-CO crop insurance program.

### DIRECTIONS

From Armstrong, IA travel west on Iowa Highway 9 for approximately 9 miles. Turn left (south) onto 470th Avenue. Travel south on 470th Avenue approximately 1.3 miles the property is located on the east side of the road. Look for signs.



### TRACT 2 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
507	Canisteo clay loam	34.26	42.8%	<div></div>	84	73
55	Nicollet clay loam	18.92	23.7%	<div></div>	89	82
638C2	Clarion-Storden complex	6.51	8.1%	<div></div>	75	53
138B	Clarion loam	5.18	6.5%	<div></div>	89	74
6	Okoboji silty clay loam	3.49	4.4%	<div></div>	59	53
62D2	Storden loam	3.34	4.2%	<div></div>	41	38
485B	Spillville loam	3.29	4.1%	<div></div>	88	79
107	Webster clay loam	3.06	3.8%	<div></div>	86	77
90	Okoboji mucky silt loam	1.57	2.0%	<div></div>	55	54
95	Harps clay loam	0.38	0.5%	<div></div>	72	57
80 Weighted Average					81.5	71.2

### CONTACT LISTING AGENT FOR MORE INFORMATION

Andrew Zellmer: 712.898.5913    Scott Kelly: 515.473.8913  
AndrewZ@PeoplesCompany.com    Scott@PeoplesCompany.com

Visit our website for aerial drone video of this property.

## Tract 3: 160 Acres M/L 4943 200th Street, Ringsled, IA 50578

**Tract 3** will be offered as 160 acres m/l. This tract consists of 148.76 FSA cropland acres with a CSR2 of 83.3. This farm recently had 34.5 acres converted from CRP to tillable that will be planted to cover crops for the remainder of the 2018 crop year. In 2019 these acres will be ready to farm. Of the 34.5 acres that were converted, 29.1 acres are Prior Converted Non Wetlands and 5.4 acres are Farmable Wetlands. Primary soil types on the tillable acres include Nicollet and Canisteo loams. The farm is located in Section 27 of Swan Lake Township.

### FARM DETAILS

FSA Cropland Acres: 148.76  
FSA Base Acres: 114.8  
Corn: 72.9 Base Acres with a PLC Yield of 165.  
Soybeans: 41.9 Base Acres with a PLC Yield of 44.  
Farm is enrolled in ARC-CO crop insurance program.

### DIRECTIONS

From Armstrong, IA travel west on Iowa Highway 9 for approximately 6 miles. Turn left (south) on County Highway N-52 for approximately 2.6 miles. The property is located on the east side of the road. Look for signs.



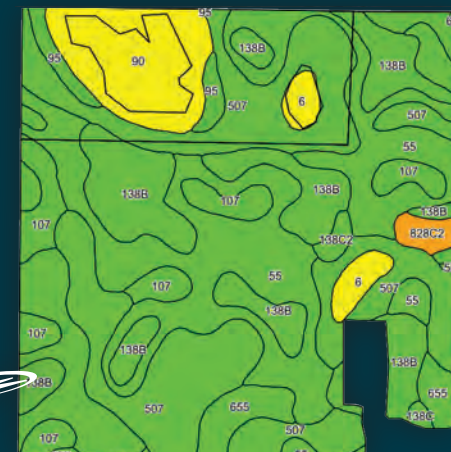
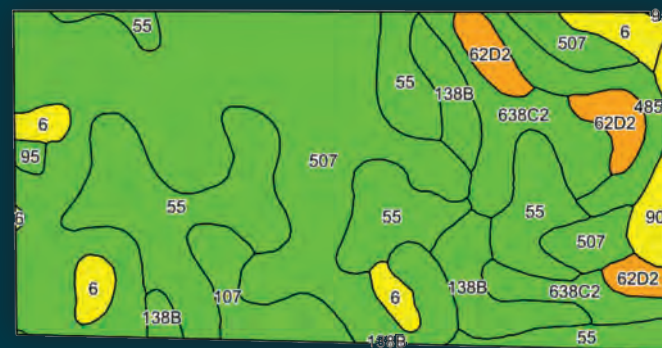
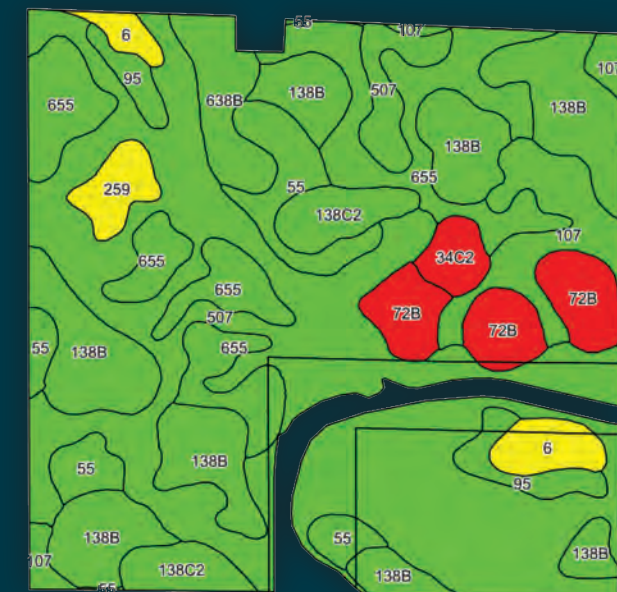
### IMPROVEMENTS

Property includes one machine shed measuring 40'x70' and another machine shed/shop measuring 70'x30'. Both built in the early 1970s. Also included are four grain bins built in the early 1970s: 8000 bu, 8000 bu, 9000 bu, Government Bin.



### TRACT 3 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
55	Nicollet clay loam	46.59	31.3%	<div></div>	89	82
507	Canisteo clay loam	41.52	27.9%	<div></div>	84	73
138B	Clarion loam	25.50	17.1%	<div></div>	89	74
90	Okoboji mucky silt loam	12.19	8.2%	<div></div>	55	54
107	Webster clay loam	9.35	6.3%	<div></div>	86	77
655	Crippin loam	5.33	3.6%	<div></div>	91	77
6	Okoboji silty clay loam	3.10	2.1%	<div></div>	59	53
95	Harps clay loam	2.39	1.6%	<div></div>	72	57
828C2	Zenor sandy loam	1.57	1.1%	<div></div>	45	29
138C2	Clarion loam	0.84	0.6%	<div></div>	83	59
138C	Clarion loam	0.38	0.3%	<div></div>	84	61
148.76 Weighted Average					83.3	73.6





# Emmet County Farmland Auction

Armstrong Community Center  
519 6th Street • Armstrong, IA 50514

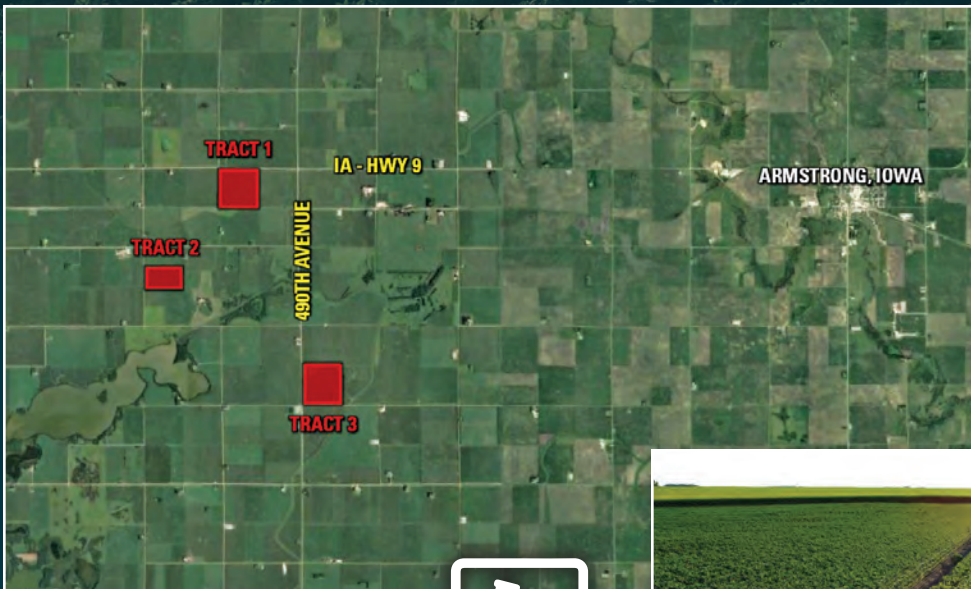
**TRACT 1**



**TRACT 2**



**TRACT 3**



ONLINE BIDDING AVAILABLE  
from your computer or smartphone!



Andrew Zellmer: 712.898.5913  
AndrewZ@PeoplesCompany.com

Scott Kelly: 515.473.8913  
Scott@PeoplesCompany.com

Listing #14272 • PeoplesCompany.com

**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



## Auction

September 19, 2018, 10:00 am  
Armstrong Community Center  
519 6th Street  
Armstrong, IA 50514

SEPTEMBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24	25	26	27	28	29

## Auction Terms & Conditions

**Auction Method:** Tracts 1, 2 and 3 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all 3 tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of cash or good check. All funds will be held in Peoples Company's Trust Account.

**Closing:** Closing will occur on or about November 5th, 2018. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to Tenant's rights.

**Farm Lease:** The current farm lease has been terminated. The farm is open for the 2019 crop year.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. No absentee or phone bids will be accepted at the auction without the prior approval of the Auctioneer.

**Agency Representation:** Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves by participating in and completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Emmet County Farm Service Agency (FSA) and Natural Resources Conservation Services (NRCS) offices. The figures stated in the marketing material are estimates of the Seller and Peoples Company; however, the Farm Program Information, base acres, crop acres, conservation plan, etc. are subject to change when the farms are reconstituted by the Emmet County FSA and NRCS offices.

**Mineral Rights:** All mineral rights, if any, will be transferred to the Buyer(s).

**Financing:** The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to have been made prior to bidding at the auction. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

**Real Estate Taxes:** The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract. Acres of each tract are subject to change based on survey. Seller and its representatives reserve the right to change the acre figures during the marketing period any time prior to the auction. All of the Farm Program Information is subject to change. Base acres are estimated and will be recalculated with FSA office after change of ownership.

**Brokers Protected:** Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.