



# Clover

# Woods

Boone County, Iowa

**Andrew Zellmer**

712.898.5913

**Brad VanWeelden**

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**Listing #14660**

Bids Due 10.23.19

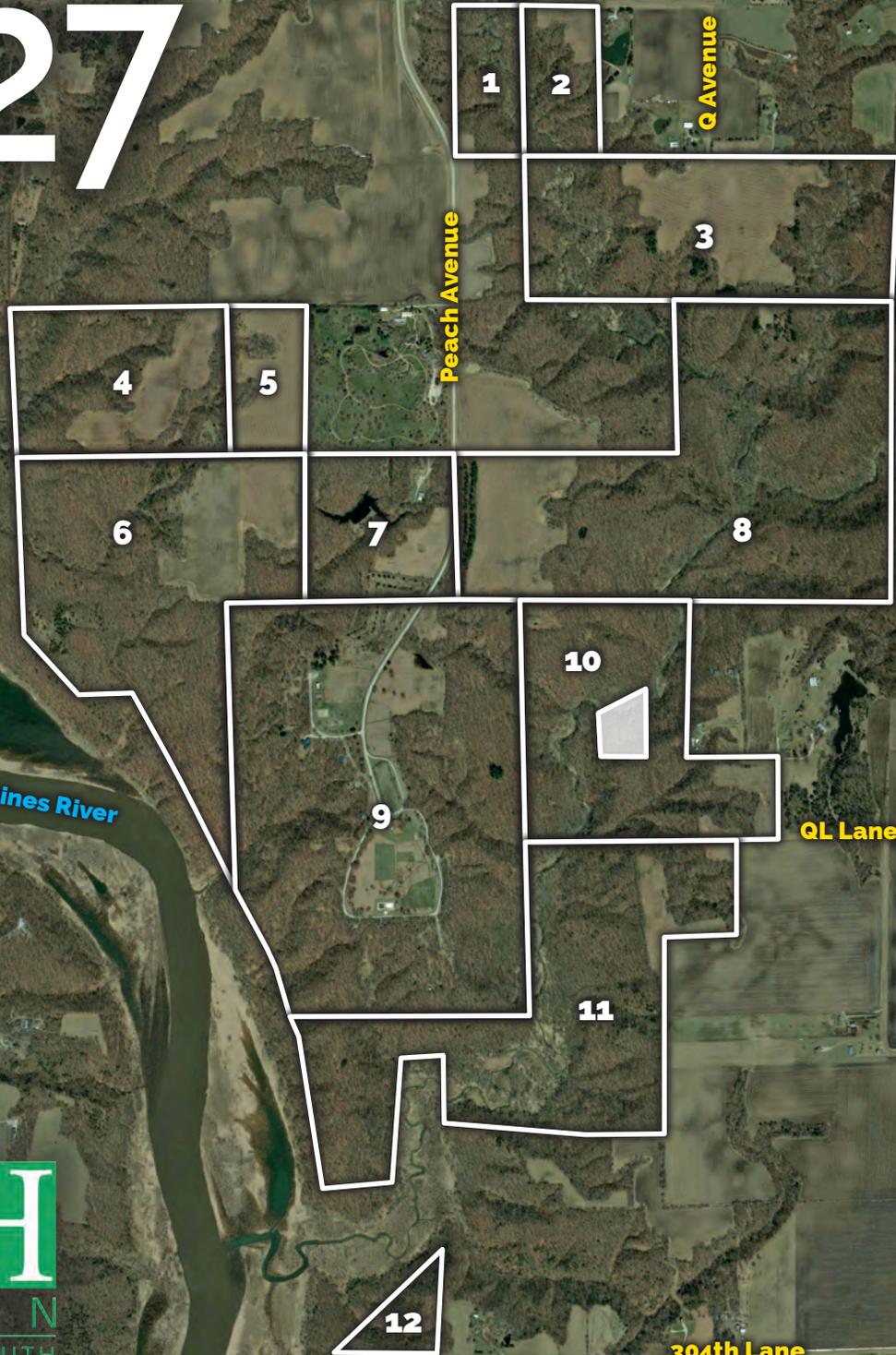


## Sealed Bid Auction

# 1,011.27 Acres M/L

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## Acres M/L



# Boone County, Iowa

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### ABOUT THE PROPERTY

Peoples Company is proud to offer an unprecedented opportunity to own 1,011.27 contiguous acres m/l nestled along the Des Moines River in Boone County, Iowa. The property is being offered in 12 tracts through a Sealed Bid Auction process with bids due Wednesday, October 23. Potential Buyers will be allowed to bid on individual tracts or the property in its entirety, allowing everyone the opportunity to own the property of their dreams. The property widely known as Clover Woods Camp has endless possibilities whether you are looking for a large hunting tract, an income producing or personal campground, beautiful building sites, a recreational playground, or a riverfront oasis there is something for everyone. This property offers over 48,000 SF of living space consisting of 1 house, 8 lodges and 33 cabins. Property also includes a storm shelter, maintenance garage, new pool, rock climbing wall, endless trails, pond, and many other features and amenities.

Whether you are a conservationist or outdoorsman this is a great opportunity to own part of a unique and rare native Iowa landscape. The CRP fields offer a variety of mature native grasses including Big Blue, Switchgrass, and Indiangrass, mixed with many forbs/pollinator species providing great cover and habitat for many types of wildlife, including song birds and butterflies. The diversity of this ecosystem is truly second to none. Turkey, deer, pheasant quail, bobcat are also inhabitants of this large diverse ecosystem. There is a diversity of trees producing nutrients for the wildlife amongst it. Many of the CRP fields provide excellent soil types as well as seclusion for perfect hunting food plots or bird and animal watching. The miles of trails (many UTV accessible) will provide great access for the outdoorsman.

Clover Woods has very clean timber with relatively few invasive species present. The property has a good variety of mature, high value trees. Species include black walnut, oaks, eastern red cedar and many more. Several species of shrubs and bushes are scattered across the property providing food and cover for wildlife.

The camp has great highway access off of Peach Avenue and just a short 45 minute commute from the Des Moines Metro and a 30 minute commute to Ames, IA.

### OPEN HOUSE TIMES

September 23rd and 24th from 2:00PM - 6:00PM

October 6th and 8th from 12:00PM - 4:00PM

### CAMP INSIGHT

Prior to 2012, Clover Woods Camp & Retreat Center, formerly the Iowa 4-H Center, was operated cooperatively by the Iowa 4-H Foundation and the Iowa 4-H Program. Over the past 10 years, average 4-H'er attendance at Clover Woods was only 528 individuals, accounting for less than 1% of 4-H'ers across the state. Proceeds from the sale of camp property would be used to create program funds to provide for consistent, predictable income for 4-H program staff to depend on as they plan for ways to grow the 4-H Program. We know that the former 4-H Center holds many happy memories for 4-H alums who were campers, counselors and staff, and that this decision will be disappointing to many. The Foundation views this opportunity as a new chapter for the 4-H Foundation, and will do their best to honor the legacy of those who have come before them by continuing to support 4-H camping programs across the state and investing the proceeds to benefit as many 4-H'ers as possible for many years to come.

### LEGAL DESCRIPTION

1,011.27 acres located in Section 2, 3, 10, 11, 14 & 15 of Township 82N, Range 26W of the 5th P.M., Boone County, Iowa. *Exact legal description to be taken from abstract.*

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for 2 miles. Look for Peoples Company signs.

Bids Due Wednesday, October 23, 2019

**PeoplesCompany.com: Listing #14660**



Tract 1



## Tract 1: 20.76 Acres M/L

Peach Avenue, Madrid, IA 50156

Potential building site off pavement and 45 minutes from the Des Moines Metro! Tract 1 consists of 20.76 acres m/l with a 0.66 acre of CRP paying \$100 annually expiring on September 30, 2020. The CRP is enrolled in the CP2 (Native Grasses) program. The balance of the property is timbered draws with the Richardson Branch Creek flowing through the property. This site is the perfect spot to have a secluded home with recreational opportunities in your backyard. There is a Right of First Refusal on the property, contact Agent for details.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 1.5 miles. Property is located on the eastern edge of Peach Avenue. Look for Peoples Company signs.

Tract 2



## Tract 2: 19.78 Acres M/L

Q Avenue, Madrid, IA 50156

Secluded building site that is one mile off pavement and in close proximity to Des Moines and Ames. Tract 2 consists of 19.78 acres with 4.03 acres of CRP expiring September 30th, 2020. The CRP contract is in the CP25 (Rare and Declining Habitat) program paying \$696 or \$172.60/acre. The balance of the property is timbered draws with the Richardson Branch Creek flowing through the property. Perfect opportunity to build dream home or recreational oasis.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for one mile until reaching 280th Street. Turn left (east) onto 280th Street for a half mile until reaching Q Avenue. Turn right (south) on Q Avenue for a quarter mile. Property will be on the right (south) side of Q Avenue. Look for Peoples Company signs.

# Tract 3: 96.83 Acres M/L

Q Avenue, Madrid, IA 50156

Tract 3



Great combination farm with close proximity to Ames and Des Moines. Tract 3 consists of 96.83 acres with 28.01 acres of CRP expiring September 30th, 2021. The 28.01 acres of CRP in the CP25 (Rare and Declining Habitat) program will pay \$4,817 or \$171.96/acre. Once the current Conservation Reserve Program contract is expired, the opportunity for cropland acres, food plots or hay ground are endless with a soil rating of 75.3 CSR2. The balance of the property is timbered draws with the Richardson Branch Creek flowing through the property. Perfect opportunity to build your dream home or have a stellar recreational property.

## DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for one mile until reaching 280th Street. Turn left (east) onto 280th Street for a half mile until reaching Q Avenue. Turn right (south) on Q Avenue for 1.5 miles to the property. Look for Peoples Company signs.

# Tract 4: 60.61 Acres M/L

Peach Avenue, Madrid, IA 50156

Tract 4



Great combination hunting and income property close to Ames and Des Moines. Tract 4 consists of 60.61 acres with 9.71 acres of CRP that pay \$1,386 or \$151.21/acre expiring September 30th, 2020. 5.00 acres of the CRP are in CP25 (Rare and Declining Habitat) and 4.17 acres are in CP2 (Native Grasses). If you are looking for a recreational retreat look no further. Tract 4 offers all the qualities an outdoorsman is looking for. With crop fields located directly to the north, this property offers excellent bedding and rolling terrain for wildlife to roam and stay within an accommodating area without disturbance. A new road will be installed south of current lane to access this tract. There will also be an easement to Tract 5 in place before closing.

## DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2 miles and turn right (west) down easement lane. Look for Peoples Company signs.



## Tract 5: 20.53 Acres M/L

Peach Avenue, Madrid, IA 50156

Looking for a secluded building site close to Des Moines or Ames? Tract 5 consists of 20.53 acres with 16.76 acres of CRP expiring September 30th, 2021. The 16.76 acres of CRP in the CP25 (Rare and Declining Habitat) program pays \$2,882 or \$171.96/acre. Once the current Conservation Reserve Program contract is expired, the opportunity for cropland acres, food plots or hay ground are endless with a soil rating of 77.4 CSR2. The balance of the property is timbered draws. A new road will be installed south of current lane to access this tract, call Agent for more details. There is a Right of First Refusal on the property, contact Agent for details.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2 miles and turn right (west) down easement lane. Look for Peoples Company signs.

## Tract 6: 131.51 Acres M/L

Peach Avenue, Madrid, IA 50156

Great combination farm with world class hunting and CRP income in close proximity to Ames and Des Moines. Tract 6 consists of 131.51 acres with 19.24 acres of CRP. 12.55 acres of the CRP are in the CP42 (Pollinator Habitat) that pays \$3,882 or \$309.36/acre expiring September 30th, 2026. 6.69 acres of the CRP are in the CP25 (Rare and Declining Habitat) that pays \$1,150 or \$171.96/acre and expire September 30th, 2021. Once Conservation Reserve Program contracts are expired, the opportunity for cropland acres, food plots or hay ground are endless with a soil rating of 78.5 CSR2.

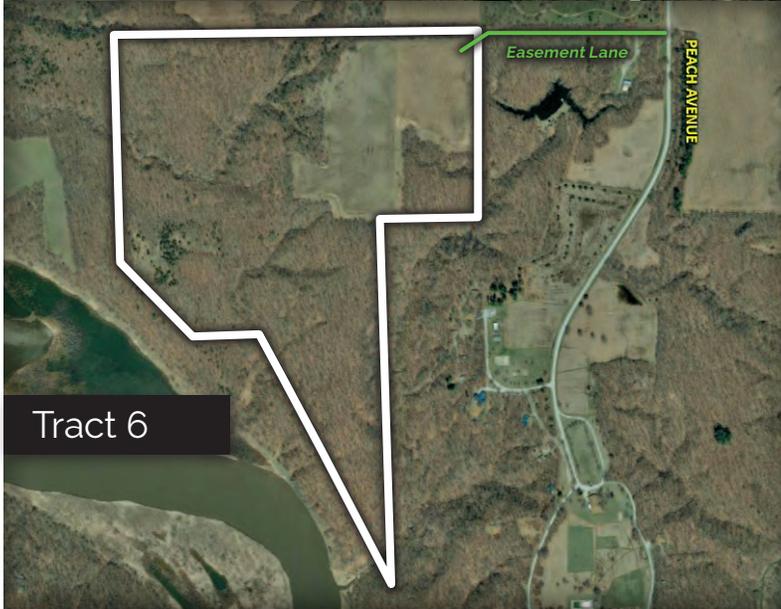
With south facing slopes, bedding and steep ridges amongst the property the opportunity to catch whitetails following the Des Moines river right onto your property are highly in favor. The balance of the property consists of several species of walnut and oak timbered draws. Great hunting farm with income. Various UTV and walking trails are established throughout the property. A new road will be installed south of the current lane to access this tract.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2 miles and turn right (west) down easement lane. Look for Peoples Company signs.



Tract 5



Tract 6

## Tract 7: 39.55 Acres M/L

Peach Avenue, Madrid, IA 50156

Great opportunity to own a beautiful acreage in Boone County! Tract 7 contains 39.55 acres m/l with a 1,200 SF 2 bedroom, 1 bathroom house with an unfinished basement, 1,680 SF garage/maintenance building, 3 older outbuildings and a large, stocked pond. This is the perfect property to hunt and fish in your own backyard. There is an additional 5.13 acres m/l tillable land on the east side of the property containing Luther and Dundas Loams making these acres a highly producing area with a soil rating of 82.8 CSR2.

Don't miss this opportunity to own a beautiful acreage secluded off pavement with excellent scenery, good hunting, great fishing and excellent soils!

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2 miles to the property. Property is located on western edge of Peach Avenue. Look for Peoples Company signs.

## Tract 8: 179.79 Acres M/L

Peach Avenue, Madrid, IA 50156

Great recreational farm and potential building site. This hunting and income property has close proximity to Ames and Des Moines. Tract 8 consists of 179.79 acres with 22.76 acres of CRP expiring September 30th, 2021. The 22.76 CRP acres are in the CP25 (Rare and Declining Habitat) program will pay \$3,914 or \$171.96/acre. Once Conservation Reserve Program contracts are expired, the opportunity for cropland acres, food plots or hay ground are endless with a soil rating of 78.6 CSR2. Beautiful timber full of mature hardwoods and Richardson Creek run through the balance of the property.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2 miles. Property is located on the eastern edge of Peach Avenue. Look for Peoples Company signs.

Tract 7



Tract 8





Tract 9



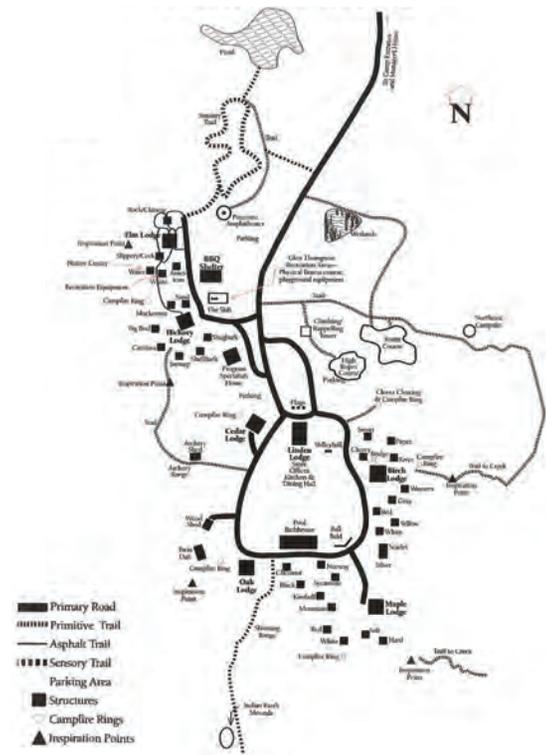
## Tract 9: 216.86 Acres M/L

Peach Avenue, Madrid, IA 50156

Tract 9 contains 216.86 acres and the former Clover Woods Camp. This tract includes 8 lodges, 33 cabins, a storm shelter, new pool, rock climbing wall, maintenance garage and many other amenities. With over 48,000 SF of indoor space the opportunities are endless whether it be a campground, hunting lodge, wedding venue or a corporate retreat this property has it all. With over 10 established trails throughout the property. Travel is a smooth navigation through the full serviced lodges to the ridges of the hardwoods and assembles a variety of scenic views. See Camp Layout and for more information. *\*Property contains Indian burial grounds.*

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 6 miles until reaching County Highway E57. Turn left (west) on County Highway E57 for 2.5 miles until reaching Peach Avenue. Turn left (south) on Peach Avenue for approximately 2.5 miles to the property. Look for Peoples Company signs.



## Tract 10: 73.53 Acres M/L

QL Lane, Madrid, IA 50156

Great recreational farm close to Ames and Des Moines. Tract 10 consists of 73.53 acres with 5.83 acres of CRP expiring September 30th, 2020. The 5.83 acres of CRP are enrolled in the CP2 (Native Grasses) program and pays \$899 or \$154.22/acre. The balance of the property is timbered draws with the Richardson Creek flowing through the property. This property is accessed via QL lane.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 2.5 miles until reaching 300th Street. Turn left (west) on 300th Street for 1.5 miles until reaching QL Lane. Turn right (north) for 0.5 mile to the property. Look for Peoples Company signs.

## Tract 11: 141.59 Acres M/L

QL Lane, Madrid, IA 50156

Great hunting and recreational property close to Ames and Des Moines. Tract 11 consists of 141.59 acres with 1.95 acres of CRP that pays \$154.22/acre expiring September 30th, 2020 and 5.03 acres that pay \$308.47/acre and expiring September 30, 2025. The property has 1 acre of CRP in the CP2 (Native Grasses) program, 0.95 acres is in the CP1 (Introduced Grasses and Legumes) and 5.03 acres are in CP42 (Pollinator Habitat) program. Access to the property will be provided by an easement off of QL Lane, contact Agent for details.

Tract 11 provides everything an avid hunter is looking for in a recreational property. With a plentiful water source, bedding and crop fields bordering to the east, whitetails are sure to use this property not only in the summer months but along with the harsh months of winter to bunker down in the deep ridges this property has to offer.

### DIRECTIONS

From Madrid, Iowa: Travel north on Iowa Highway 17 for 2.5 miles until reaching 300th Street. Turn left (west) on 300th Street for 1.5 miles until reaching QL Lane. Turn right (north) for 0.5 mile to Tract 10. Tract 11 will have easement access through Tract 10. Look for Peoples Company signs.

## Tract 12: 9.93 Acres M/L

304th Lane, Madrid, IA 50156

Affordable recreational property close to Ames and Des Moines. There is no access to this property. Winning Bidder will be responsible to obtaining access at their sole expense.

Tract 10

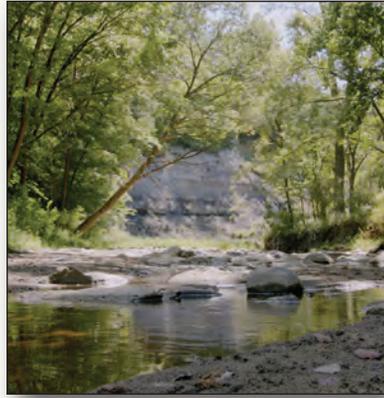
Tract 11

Tract 12

QL LANE

Easement Lane  
QL LANE

304TH LANE



# Bid Submittal

## Process and Deadline

**Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on October 23, 2019.**

Peoples Company  
Attn: Andrew Zellmer  
12119 Stratford Drive, Suite B  
Clive, IA 50325  
712.898.5913  
AndrewZ@PeoplesCompany.com

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder(s) will be notified. Sale of this farm is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, 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. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating brokers please contact listing agent for details and forms.



**Andrew Zellmer: 712.898.5913**  
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**Brad VanWeelden: 515.745.4079**  
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For more information, please visit our website  
**PeoplesCompany.com: Listing #14660**

## TERMS & CONDITIONS

**Earnest Money Payment:** An earnest money payment of 10% of purchase price will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

**Closing:** Closing will take place December 20, 2019 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder(s) subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

**Possession:** Possession of the land will be given at Closing.

**Farm Lease & CRP Payments:** All leases on the Property have been terminated and the land will be made available upon closing. The Seller will retain all of the 2019 CRP payments. Any CRP payments due for 2020 will be given to the Buyer of the respective tract.

**Contract & Title:** Successful Buyer 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.

**Survey:** Preliminary survey work has been done by Fox Engineering on tracts 1-11 to establish acre amounts. It will be the responsibility of each Buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the Sellers. Contact listing agent for more details.

**Septic System:** No updates will be made to the septic by the Sellers. Any required septic updates will be the sole responsibility of the Buyer.

**Access/Easement:** Buyer acknowledges that some tracts may only have access by easement or no access. Contact listing agent for details.

**Water/Electric:** Rural water is provided by Xenia Rural Water Association. Electric is provided by Midland Power Cooperative. Not all tracts have access to rural water or electric. Contact listing agent for details.

**Reserved Items/Equipment List:** Seller has a list of reserved items on Tract 9 that will not be included in the sale. Tract 9 also has an equipment list that Bidders need to state whether they would like the equipment to be included with their bid for Tract 9.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by Peoples Company, or Seller. All bids will be on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. Winning Bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**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.

