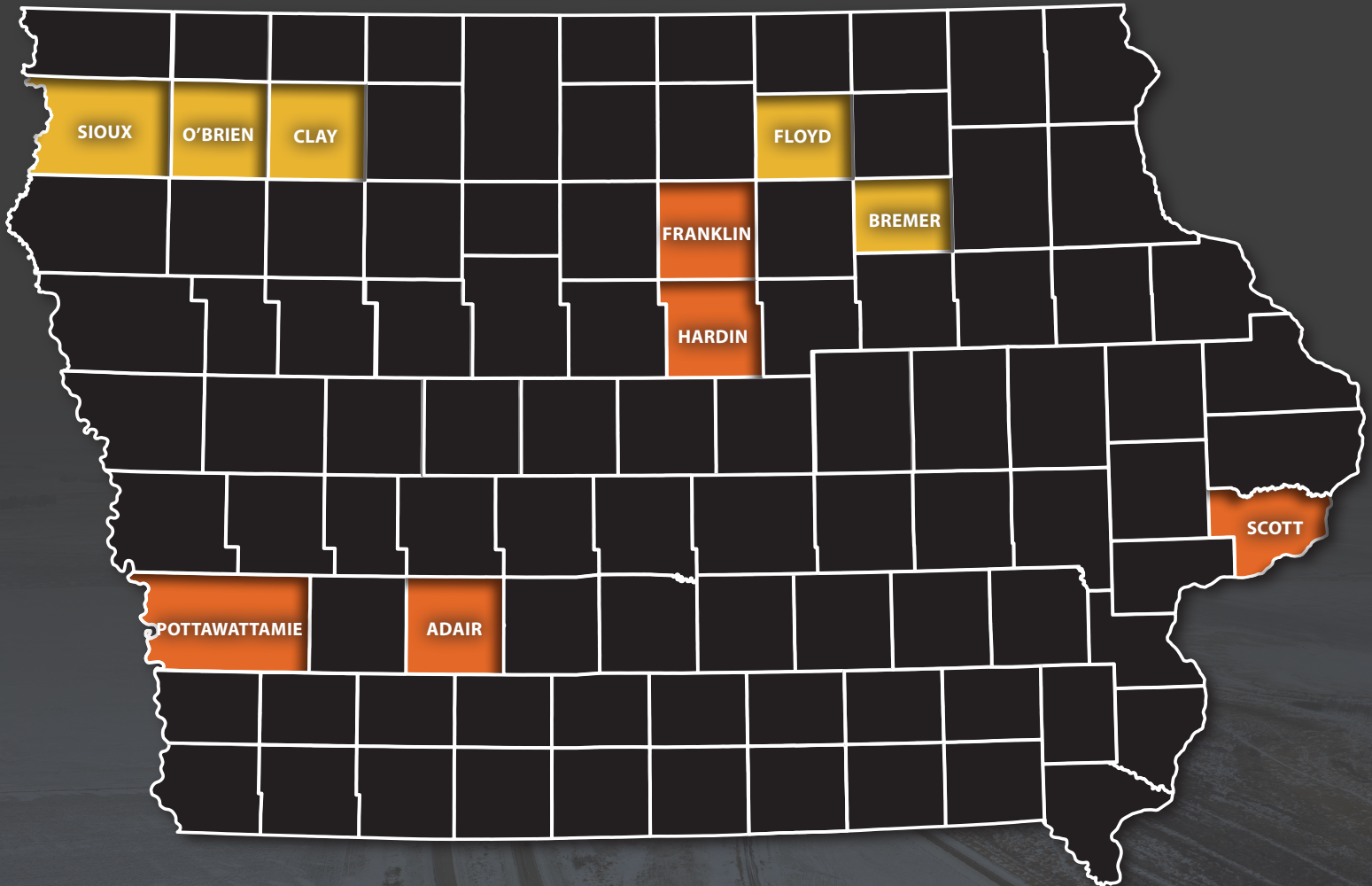


# ONLINE PROPERTY AUCTION

BID ONLINE AT [PEOPLES COMPANY.COM](http://PEOPLES COMPANY.COM) | LISTING #14863



**15 TRACTS IN 10 COUNTIES**  
Bidding Ends Thursday, April 2nd

SELLER:



AGENTS

**MATT ADAMS: 515.423.9235**  
[MATT@PEOPLES COMPANY.COM](mailto:MATT@PEOPLES COMPANY.COM)

**TRAVIS SMOCK: 319.361.8089**  
[TRAVIS@PEOPLES COMPANY.COM](mailto:TRAVIS@PEOPLES COMPANY.COM)

**PC PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

# AUCTION TERMS & CONDITIONS

PEOPLES COMPANY.COM | LISTING #14863

Bidding ends for **Tracts 1-8** on Thursday, April 2, 2020 at 2:00 PM Central Time Zone (CST) and bidding for **Tracts 9-15** concludes on Thursday, April 2, 2020 at 4:00 PM Central Time Zone (CST).

Peoples Company is handling the sale of fifteen properties owned by The Iowa Department of Transportation through their Online Auction Service. Properties are located in Sioux, O'Brien, Clay, Floyd, Bremer, Franklin, Hardin, Pottawattamie, Adair, and Scott Counties. Properties included in the auction consist of various types of land.

A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

## ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

### Purchase Agreement and Earnest Money:

The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Mutual Benefit Lease). The balance of the purchase price will be due on or before the closing date of Wednesday, May 6th, 2020.

### Closing and Possession:

Possession will be granted through a "Mutual Benefit Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Mutual Benefit Lease is signed and earnest money is deposited, possession of the property will be granted to the Winning Bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price is due and payable on or before the closing date of Wednesday, May 6th, 2020. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Mutual Benefit Lease.

### Farm & Building Leases:

All leases have been terminated on these properties and possession will be given once the Mutual Benefit Lease is signed by Winning Bidder and Seller.

### Surveys:

All tracts of land have been surveyed if noted in the marketing materials. A current survey is not available for Tract 5 or Tract 11.

### Title Information:

Title will be granted when the State of Iowa issues a Land Patent Deed approximately 60 - 90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and / or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60 - 90 days for issuance of the State Land Patent.

### Access to the Property:

Neither the Seller nor Peoples Company guarantee access to the properties. Winning bidder will be responsible for acquiring access to the properties at their sole expense. Call Agent for details with access questions. Please do not assume access to the property.

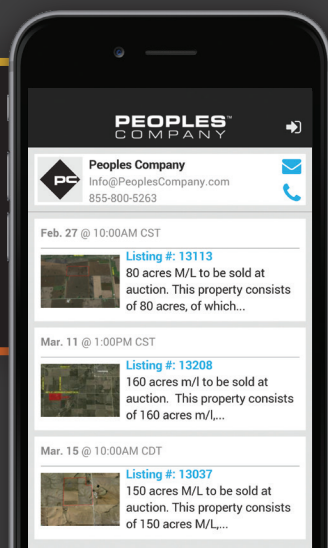
### Other Auction Terms:

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 or guarantees, expressed or implied, made by the Auctioneer or Seller.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Use our **MOBILE BIDDING APP** powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



This is an **ONLINE ONLY** auction.  
All bids must be placed online.

**MATT ADAMS: 515.423.9235**  
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# Bidding for **Tracts 1-8** ends at 2:00 PM (CST) on Thursday, April 2nd, 2020.

## TRACT 1



## TRACT 1 | SIOUX COUNTY | 2.71 ACRES M/L

**IA Highway 60 / Hospers Drive / 410th Street, Hopers, IA 51238**

**Tract 1:** Offering 2.71 acres m/l of potentially tillable land in a strong farming area! There is potential for approximately 2.31 tillable acres with a CSR2 of 85.6 (per Surety AgriData – soil structure may have changed during prior road construction). On top of row crop, vegetable or hay production potential, this property could be a great spot for a building site or for signage along Highway 60 if allowed by local Sioux County zoning laws. According to a 2015 DOT traffic survey, 4,750 cars pass by this property on Highway 60 daily. This tract is located just south of Hopers, IA along Highway 60, 410th Street, and Hopers Drive in Section 15 of Floyd Township. **Access from IA Highway 60 is prohibited.** Access to Hopers Drive may be allowed after filing application for a driveway through Sioux County.

## TRACT 2



## TRACT 2 | SIOUX COUNTY | 8.26 ACRES M/L

**IA Highway 60 / Log Avenue, Hopers, IA 51238**

**Tract 2:** Offering 8.26 acres m/l of potentially tillable farmland in a strong farming area! There is potential to farm this tract with a CSR2 of 97.4 (per Surety AgriData – soil structure may have changed during prior road construction). On top of row crop, vegetable or hay production potential, this property could be a great spot for a building site or for signage along Highway 60 if allowed by local Sioux County zoning laws. According to a 2015 DOT traffic survey, 6,100 cars pass by this property on Highway 60 daily. This tract is located just north of Hopers, IA along Highway 60, Log Avenue, and Hopers Drive in Section 34 of Lynn Township. **Access from IA Highway 60 is prohibited.** Access to Log Avenue may be allowed after filing application for a driveway through Sioux County.

## TRACT 3

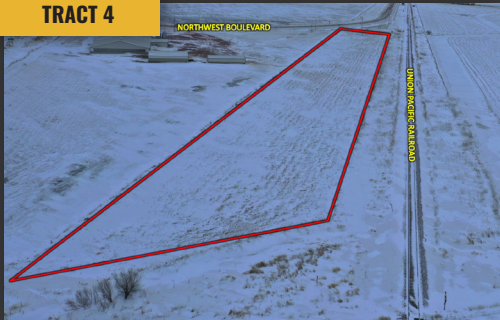


## TRACT 3 | SIOUX COUNTY | 9.20 ACRES M/L

**State Highway 60 / McKinley Avenue, Sheldon, IA 51201**

**Tract 3:** Offering 9.20 surveyed acres of land adjacent to commercially zoned property near Sheldon, IA! There is potential to farm this tract with the entire parcel carrying a CSR2 of 100 (per Surety AgriData – soil structure may have changed during prior road construction). On top of agriculture potential, this property could be a great spot for a business or personal building site or for signage just off of the Highway 60 exit for Sheldon if allowed by local Sioux County zoning laws. According to a 2015 DOT traffic survey, 6,100 cars pass by this property on Highway 60 daily. This tract is located along Highway 60, McKinley Avenue, and The Union Pacific Railroad in Section 1 of Lynn Township. **Access from IA Highway 60 is prohibited.** Access to McKinley Avenue may potentially be allowed after filing application for a driveway through Sioux County.

## TRACT 4



## TRACT 4 | O'BRIEN COUNTY | 4.81 ACRES M/L

**Northwest Boulevard, Ritter, IA 51201**

**Tract 4:** Offering 4.81 acres m/l of land in O'Brien County, Iowa! This ex roadway now has the potential to be nearly 100% tillable. The property is located between Ritter, IA and Ashton, IA, just off of Highway 60 and between Northwest Boulevard and 270th Street in Section 4 of Floyd Township. **Access from IA Highway 60 is prohibited.** Access to Northwest Boulevard may potentially be allowed after filing application for a driveway through O'Brien County.

## TRACT 5



## TRACT 5 | CLAY COUNTY | 0.53 ACRES M/L

**West 18th Street, Spencer, IA 51301**

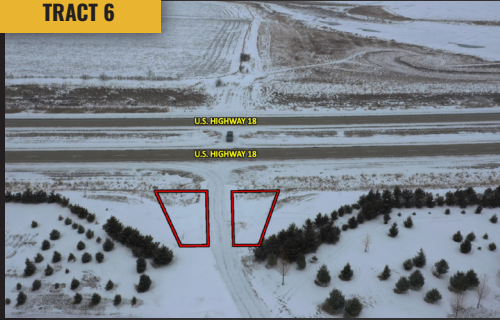
**Tract 5:** Offering 0.53 acres m/l of Heavy Industrial zoned land located in the city limits of Spencer, Iowa! The zoning allows for multiple commercial and industrial uses including storage and warehousing, manufacturing, retail and repair services. This parcel is located just south of the airport within the Spencer West Technical Park area and has good access from West 18th Street. Lot dimensions on this 23,100 sq. ft. tract are 220' by 105'. Interested parties should contact Spencer, IA city officials for more information on permitted uses.

*These tracts are part of a multi-tract auction that Peoples Company is handling through their online auction service. Contact Agent(s) for more details on these properties or how to place a bid online.*



# ONLINE PROPERTY AUCTION

## TRACT 6



## TRACT 6 | FLOYD COUNTY | 0.12 ACRES M/L

U.S. Highway 18, Rudd, IA 50471

**Tract 6:** Offering 0.12 acres m/l of land in Floyd County, Iowa! According to a 2015 DOT traffic survey, 11,600 cars pass by this property on U.S. Highway 18 daily making this a great spot for signage if local Floyd County zoning allows. The property is located west of Rudd, IA, just off of U.S. Highway 18 in Section 22 of Rock Grove Township. **Access from U.S. Highway 18 is prohibited.**

## TRACT 7



## TRACT 7 | FLOYD COUNTY | 2.64 ACRES M/L

U.S. Highway 18 / 260th Street, Nashua, IA 50658

**Tract 7:** Offering 2.64 acres m/l of land in Floyd County, Iowa! This ex roadway now has the potential to be nearly 100% tillable. There is potential to farm this tract with a CSR2 of 88.3 (per Surety AgriData – soil structure may have changed during prior road construction). On top of row crop, vegetable or hay production potential, this property could be a great spot for a building site or for signage along U.S. Highway 18 if allowed by local Floyd County zoning laws. According to a 2017 DOT traffic survey, 9,700 cars pass by this property on U.S. Highway 18 daily. This tract is located just north of Nashua, IA along U.S. Highway 18 and 260th Street in Section 2 of Riverton Township. **Access from U.S. Highway 18 is prohibited.** Access to 260th Street may potentially be allowed after filing application for a driveway through Floyd County.

## TRACT 8



## TRACT 8 | BREMER COUNTY | 0.09 ACRES M/L

Larrabee Avenue, Denver, IA 50622

**Tract 8:** Offering 0.09 acres m/l of land in Bremer County, Iowa! There is potential for signage along Larrabee Avenue if allowed by local Bremer County zoning laws. According to a 2017 DOT traffic survey, 9,000 cars pass by this property on a daily basis. This tract is located on the north end of Denver, IA along Larrabee Avenue in Section 23 of Jefferson Township. **Access from Larrabee Avenue is prohibited.**

## TRACT 9



## TRACT 9 | FRANKLIN & HARDIN COUNTY | 4.81 ACRES M/L

Sherman Avenue, Ackley, IA 50601

**Tract 9:** Offering three parcels totaling 0.87 acres m/l of land in Franklin and Hardin County, Iowa! There is potential to farm this tract with the parcels carrying a CSR2 of 94 (per Surety AgriData – soil structure may have changed during prior road construction). There is also potential for signage along Sherman Avenue if allowed by the local zoning laws. According to a 2017 DOT traffic survey, 1,450 cars pass by this property daily. This tract is located in the town of Ackley, IA in Section 36 of Osceola Township in Franklin County and Section 1 of Etna Township in Hardin County. **Access from Sherman Avenue is prohibited.**

## TRACT 10



## TRACT 10 | POTTAWATTAMIE COUNTY | 0.06 ACRES M/L

270th Street, McClelland, IA 51548

**Tract 10:** Offering 0.06 acres m/l of land in Pottawattamie County. There is potential to farm this tract with a CSR2 of 95 (per Surety AgriData – soil structure may have changed during prior road construction). According to a 2015 DOT traffic survey, 590 cars pass by this property daily. This tract with a good access point off of 270th Street, is located west of McClelland, IA in Section 3 of Hardin Township, Pottawattamie County.



Bidding for **Tracts 9-15** ends at 4:00 PM (CST) on Thursday, April 2nd, 2020.

**TRACT 11**



**TRACT 11 | ADAIR COUNTY | 10 ACRES M/L**

**Stuart Road, Stuart, IA 50250**

**Tract 11:** Offering 10.00 acres m/l of land just off of the I-80 exit in Stuart, IA! This property is adjacent to both residential zoned property and tillable land. There is potential to farm this tract with a CSR2 of 85.6 (per Surety AgriData – soil structure may have changed during prior road construction). On top of the agriculture potential, this property would be a prime location for building sites just off of Stuart Road if allowed by local Adair County zoning laws and City of Stuart. According to a 2016 DOT traffic survey, 1,300 cars pass by this property daily. This tract has good current access and is located south of Stuart, IA in Section 9 of Lincoln Township in Adair County.

**TRACT 12**



**TRACT 12 | SCOTT COUNTY | 0.12 ACRES M/L**

**Grant Street / State Street, Bettendorf, IA 52722**

**Tract 12:** Offering 0.12 acres m/l of R-3 Mixed Residential zoned land in Bettendorf, Iowa! There is potential for a building site or signage along Grant Street and State Street if allowed by local City of Bettendorf zoning laws. According to a 2018 DOT traffic survey, 22,300 cars pass by this property on a daily basis. This tract is located in downtown Bettendorf, IA along State Street and Grant Street. **Access to this property is prohibited from U.S. Highway 67/Grant Street.**

**TRACT 13**



**TRACT 13 | SCOTT COUNTY | 0.15 ACRES M/L**

**12th Street / Brown Street, Bettendorf, IA 52722**

**Tract 13:** Offering 0.15 acres m/l of land in Bettendorf, Iowa! There is potential for a building site, personal residence, or signage along allowed by local Bettendorf zoning laws. Access is allowed from both 12th Street and Brown Street. This tract is located within the City of Bettendorf, IA at the intersections of 12th Street, 13th Street, and Brown Street.

**TRACT 14**



**TRACT 14 | SCOTT COUNTY | 0.23 ACRES M/L**

**Grant Street, Bettendorf, IA 52722**

**Tract 14:** Offering 0.23 acres m/l of C-3 General Business zoned land in Bettendorf, Iowa! There is endless potential multiple types of businesses or signage along Grant Street/U.S. Highway 67 if allowed by local Bettendorf zoning laws. According to a 2018 DOT traffic survey, 22,300 cars pass by along U.S. Highway 67 daily. This tract is located within the City of Bettendorf and has alley access. **Access from U.S. Highway 67 is prohibited.**

**TRACT 15**



**TRACT 15 | SCOTT COUNTY | 0.04 ACRES M/L**

**Grant Street, Bettendorf, IA 52722**

**Tract 15:** Offering 0.04 acres m/l of C-2 Community Commercial zoned land in Bettendorf, Iowa! There is potential for signage or advertising along Grant Street/U.S. Highway 67 if approved by local Bettendorf, Iowa Planning & Zoning. According to a 2018 DOT traffic survey, 22,300 cars pass by this property daily. This tract is located within the City of Bettendorf and has alley access. **Access from U.S. Highway 67 is prohibited.**



# ONLINE PROPERTY AUCTION



12119 Stratford Drive, Ste B  
Clive, IA 50325

**PeoplesCompany.com**

- 15 tracts available
- 10 counties
- Live online bidding at **PEOPLESCOMPANY.COM**
- All bidding ends on Thursday, April 2nd
- **Tracts 1-8** end at 2:00 PM (CST)
- **Tracts 9-15** end at 4:00 PM (CST)

**FOLLOW US ON  
SOCIAL MEDIA!**



AGENTS

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