

# WARREN COUNTY LAND AUCTION

83.60 ACRES M/L

OFFERED AS 1 TRACT

THURSDAY,  
OCTOBER 22, 2020  
10:00 AM

The Wright Place  
-Norwalk, IA-





## AUCTION DETAILS

**Warren County Land Auction**  
**83.6 Acres M/L**  
**Offered in One Tract**  
**Thursday, October 22, 2020 | 10:00 AM**  
**Seller: The Vera M. Beltz Trust**

**Auction Location:**  
**The Wright Place**  
**340 Wright Road, Suite A**  
**Norwalk, IA 50211**

**COVID-19 Auction Guidelines:** To follow CDC guidelines and accommodate proper social distancing, Peoples Company will be offering multiple methods of bidding for this auction.

**In-person bidding:** 50% capacity will be allowed at The Wright Place in Norwalk at one time. Social distancing will be practiced with all parties required to stay a minimum of 6 feet apart.

**Online bidding:** Register to bid at <https://peoplescompany.bidwrangler.com/>

**Phone bidding:** Contact Eric Lonnevik at 515-473-0278 at least 48 hours prior to the auction to get registered as a phone bidder.

**Auction Method:** The land will be sold as one individual tract on a price per acre basis.

**Farm Program Information:** Farm Program Information is provided by the Warren County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Warren County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. 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 occur on or before Friday, December 4, 2020. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the farm will be given At Closing. Subject to Farm Tenant's Rights.

**Farm Lease:** There is a farm lease in place for the 2020 farm year. Farm lease has been terminated and will be "open" for the 2021 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.

**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 the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

**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.



Peoples Company is pleased to be representing the Vera Beltz Trust in the sale of 83.6 total acres m/l located just south of Norwalk, Iowa. The property will be offered in one tract via Public Auction and will take place at 10:00 AM at The Wright Place in Norwalk, Iowa. Located less than 20 minutes from the Des Moines Metro this property offers a rare combination of convenience and country living in the highly sought after Norwalk School District. Several potential building site locations overlook the scenic rolling hills of Warren County. Utilities are available at the road with a 10 inch water line, provided by Warren Water District, running along the east side of 70th Avenue and electric provided by MidAmerican Energy.

This unique property has a lot to offer whether you are looking for a place to build your executive home or if you are a land speculator looking for land with future development potential. The property consists of timber, pasture, native grasses, cedar draws, a 1.5 acre stocked pond and row crops which support a healthy population of deer, turkeys, and upland game birds. Farm has approximately 29.03 tillable acres (CSR2 of 80.2) that are leased for the 2020 crop year but will be "open" for the 2021 crop year.

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Offered As 1 Tract





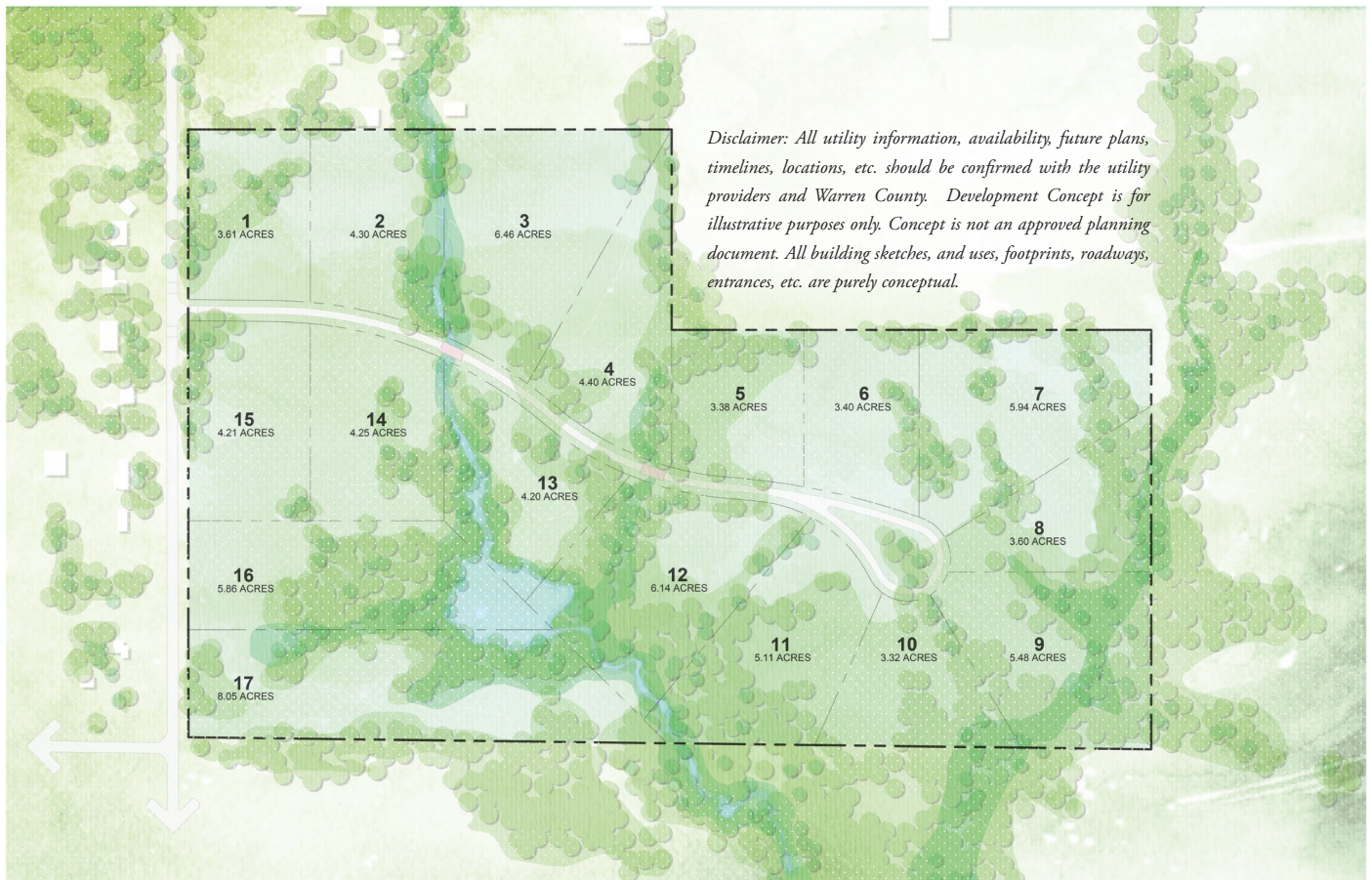
THURSDAY, OCTOBER 22ND | 10:00AM

# LAND AUCTION

THE WRIGHT PLACE  
340 WRIGHT ROAD, SUITE A  
NORWALK, IOWA 50211

SELLER: THE VERA M. BELTZ TRUST

## DEVELOPMENT CONCEPT







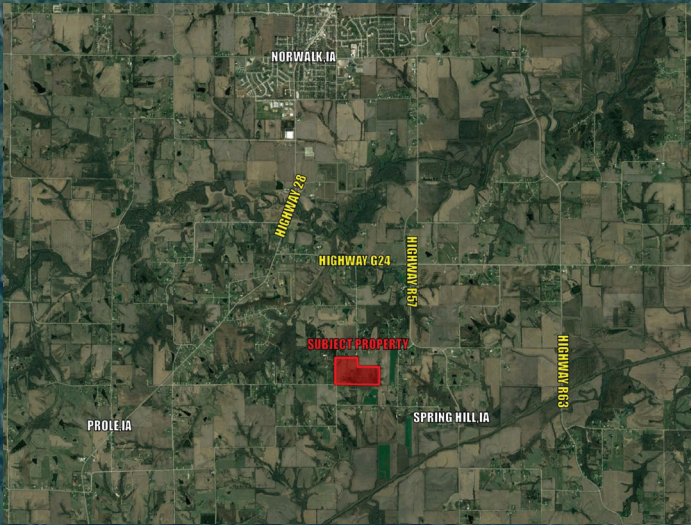
For more information, including drone video, visit [PeoplesCompany.com](https://PeoplesCompany.com) - Listing #15156



ERIC LONNEVIK | 515.473.0278 | [Eric@PeoplesCompany.com](mailto:Eric@PeoplesCompany.com)

STEVE BRUERE | 515.222.1347 | [Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com)

# WARREN COUNTY, IOWA

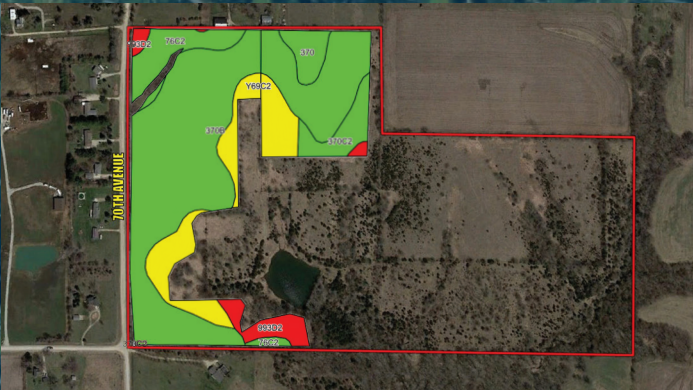


70th Avenue | Norwalk, IA 50211

From Norwalk, Iowa: Travel south on Highway 28 for 2.75 miles and turn left (east) onto Highway G24. Continue on Highway G24 for 1 mile before turning right (south) on 73rd Avenue. Continue south on 73rd Avenue for 1 mile before turning right on Fulton Street. Continue on Fulton Street for approximately .25 miles before rounding the corner and proceeding on 70th Avenue for .5 miles. The property will be situated on the east side of the road. Look for Peoples Company signs.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	17.97	61.9%		91
Y69C2	Clearfield silty clay loam	4.52	15.6%		56
76C2	Ladoga silt loam	2.31	8.0%		75
993D2	Armstrong-Gara loams	1.59	5.5%		23
370C2	Sharpsburg silty clay loam	1.54	5.3%		80
370	Sharpsburg silty clay loam	1.10	3.8%		96
Weighted Average					80.2







12119 Stratford Drive, Suite B  
Clive, IA 50325



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Not able to make it to the live auction but still want to bid? No problem!

Just 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.

