

MITCHELL COUNTY



FARMLAND AUCTION



112.71 ACRES M/L

THURSDAY,
DECEMBER

3RD
10:00 AM

CHASE DUESENBERG 641.529.0562
CHASE@PEOPLES COMPANY.COM

STEVE BRUERE 515.222.1347
STEVE@PEOPLES COMPANY.COM

MITCHELL COUNTY



112.71 ACRES M/L

FARMLAND AUCTION

Mitchell County, Iowa Land Auction – Mark your calendar for Thursday, December 3rd, 2020! Peoples Company is pleased to be representing Briar Cliff University in the sale of 112.71 total acres m/l located just southeast of Osage, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the CRC Events Center in Osage, Iowa.

The farm consists of 107.38 FSA tillable acres carrying a CSR2 of 77.8. High-quality soil types include Franklin & Waubeek silt loam. This farm has been professionally managed instilling conservation practices that have been actively applied by the current farm tenant, including extensive dirt work reshaping and seeding waterways. The field has great access off paved Orchard Road with several competing grain marketing options located nearby. The property is located in Section 7 of West Lincoln Township in Mitchell County, Iowa. Farm lease is open for the 2021 crop season.

CHASE DUESENBERG

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AUCTION TERMS & CONDITIONS

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 CRC Events Center in Osage at one time. Social distancing will be practiced by all parties required to stay a minimum of 6 feet apart.

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

Phone bidding: Contact Chase Duesenberg at 641-529-0562 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 Mitchell 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 Mitchell 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 Thursday, January 14th, 2021. 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.

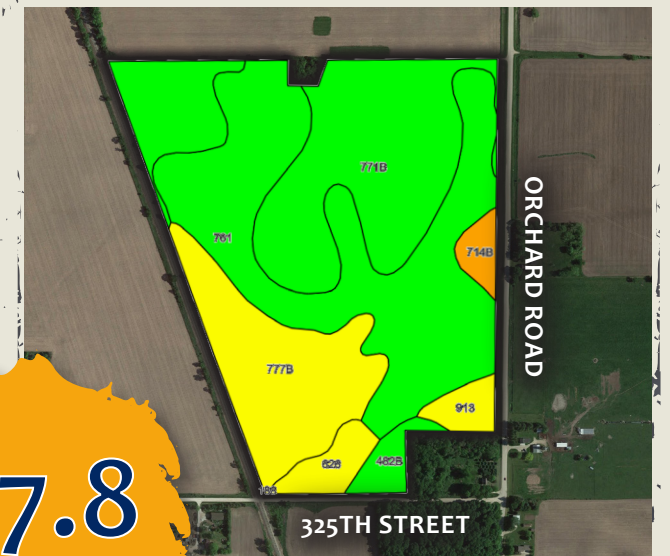
Farm Lease: The farm lease has been terminated and will be "open" for the 2021 crop year.

Contract & Title: Immediately upon the 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. The 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. The 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 the abstract.



Code	Soil Description	Acres	% of Field	Legend	CSR2
761	Franklin silt loam	42.02	39.1%		85
771B	Waubeek silt loam	35.75	33.3%		89
777B	Wapsie loam	19.30	18.0%		50
626	Hayfield loam	3.36	3.1%		53
482B	Racine silt loam	2.54	2.4%		86
913	Waucoma silt loam	2.43	2.3%		63
714B	Winneshiek loam	1.98	1.8%		42
Weighted Average					77.8



DIRECTIONS:

From Osage, Iowa:
Travel east on Main Street until reaching Orchard Road.
Turn right (south) on Orchard Road for 3.7 miles. The property will be situated on the west side of Orchard Road marked with a Peoples Company sign.

PEOPLES COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LISTING #15222

MITCHELL COUNTY FARMLAND AUCTION

DECEMBER

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	24	25	26
27	28	29	30	31		

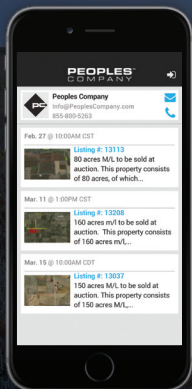
AUCTION LOCATION: CRC EVENTS CENTER
1006 CHESTNUT STREET | OSAGE, IA 50461

SELLER: BRIAR CLIFF UNIVERSITY

ONLINE BIDDING

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.



Below is a Quick Response (QR) Code.



To access the code:

1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link that appears at the top of your screen.

You are now viewing the listing page on the Peoples Company website.



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