

PC

LISTING #15473



Boone County, Iowa FARMLAND AUCTION

► WEDNESDAY, JUNE 30TH AT 10:00 AM | LEONARD GOOD COMMUNITY CENTER IN OGDEN, IOWA ◀

111.89 ACRES
M/L

MATT ADAMS

515.423.9235 | Matt@PeoplesCompany.com

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

Boone County, Iowa FARMLAND AUCTION

Peoples Company is pleased to be representing the Estate of Donald I. Brandt in the sale of 111.89 total acres m/l located in northwest Boone County between the towns of Boxholm and Pilot Mound. This farm has been a long-time family heirloom of the Brandt family.

Originally homesteaded in 1873, this property will be made available for sale to the public after 148 years of family ownership.

The farmland will be offered via public auction on Wednesday, June 30th and as an individual tract. The auction will take place at 10:00 AM at the Leonard Good Community Center at 114 SW 8th Street in Ogden, Iowa. This auction can also be viewed through a Virtual Online Auction option. Online bidding will be available as well.

Located in a strong farming community, this nearly 100% tillable farm includes 109.02 FSA cropland acres carrying a CSR2 soil rating of 75. Farmland acres are considered NHEL (Non-Highly Erodible Land) and do not include a conservation plan. Most recent 5-year crop yields have been 206 for Corn and 55 for Soybeans (APH Production and Yields available). The farm is in the process of being soil sampled and results will be made available to interested bidders. Please contact Agent Matt Adams for more information.

MATT ADAMS

515.423.9235 | Matt@PeoplesCompany.com

Auction Details

JUNE 30TH | 10:00 AM

LEONARD GOOD COMMUNITY CENTER

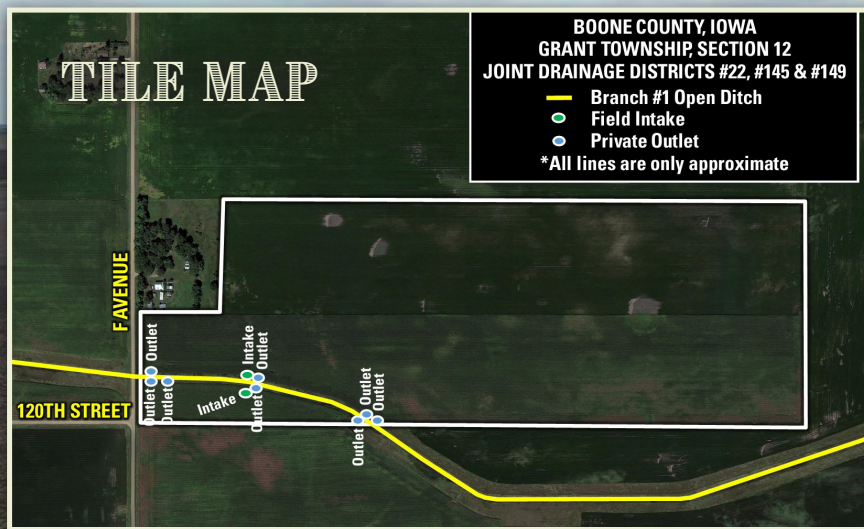
114 SW 8th Street | Ogden, Iowa 50212

Drainage Ditch #107 flows through the southwest corner of the farm and allows drainage tile to outlet to "daylight". The open ditch permits water to flow freely and not be hindered by slower underground drainage tiles. Drainage tile maps aren't available but current improvements include two drainage intakes and seven drainage tiles (two of which are 18" in diameter) that outlet into the drainage ditch.

This tract would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. There are several competing grain marketing options located nearby including ethanol plants and a variety of grain elevators with close proximity to US Highway 169. Additionally, the property lies just east of Boxholm, Iowa, directly northwest of Pilot Mound, Iowa, and within Section 12 of Grant Township.

Utilities have been extended to the area with rural water offered through Xenia Rural Water and electric service available through Alliant Energy. A fiber optic cable is located on the west side of F Avenue through Webster/Calhoun Co-op Telephone Association.





FARM DETAILS

FSA Cropland Acres: 109.02

Base Acres: 74.70

Corn: 41.2 base acres with a PLC Yield of 147

Soybeans: 29.5 base acres with a PLC Yield of 41

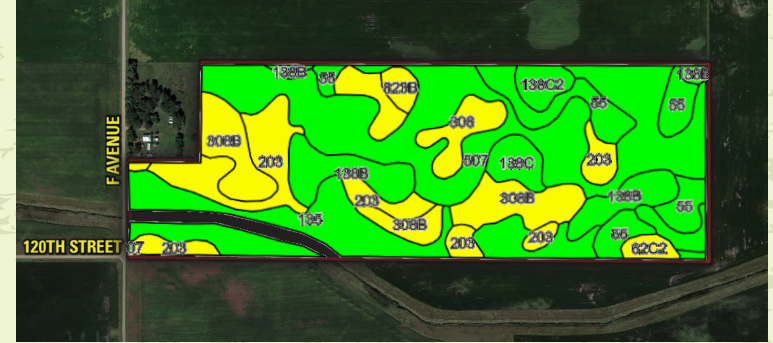
Oats: 4.0 base acres with a PLC Yield of 69

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HISTORICAL YIELD INFORMATION

YEAR	CORN (YIELDS)	SOYBEANS (YIELDS)
2016	215	66
2017	207	60
2018	210	60
2019	213	41
2020	186	48
	5-Year Average: 206	5-Year Average: 55
	Approved APH Yield: 193	Approved APH Yield: 53



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
507	Canisteo clay loam	34.27	31.4%		84
135	Coland clay loam	16.94	15.5%		76
203	Cylinder loam	15.63	14.3%		58
308B	Wadena loam	11.78	10.8%		52
55	Nicollet clay loam	10.70	9.8%		89
138B	Clarion loam	9.18	8.4%		89
308	Wadena loam	3.32	3.0%		56
138C	Clarion loam	2.55	2.3%		84
138C2	Clarion loam	2.12	1.9%		83
823B	Ridgeport sandy loam	1.30	1.2%		51
62C2	Storden loam	1.23	1.1%		64

Weighted Average 75

AUCTION TERMS AND CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Boone 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 Boone 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, August 13th, 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: There is a farm lease in place for the 2021 cropping season.

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.



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
Listing #15473

ADDRESS

F Avenue
Pilot Mound, Iowa 50223

SELLER

Donald I. Brandt Estate
c/o David Lundberg, Administrator

REPRESENTING ATTORNEY

Lee Johnson
at Johnson Law Office

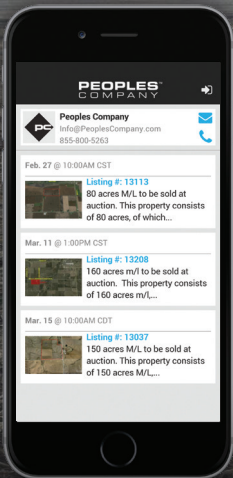
CONTACT

Matt Adams: 515.423.9235
Matt@PeoplesCompany.com

On the right 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 on the Peoples Company website.



ONLINE BIDDING AVAILABLE

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.



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