

LISTING #15628

CLINTON COUNTY
FARMLAND AUCTION

AUGUST 11th | 1:00 PM

210.92
ACRES M/L

OFFERED IN TWO TRACTS



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CLINTON COUNTY FARMLAND AUCTION

Clinton County, Iowa, Farmland Auction on Wednesday, August 11th, 2021! Peoples Company is pleased to be representing the beneficiaries to the Estate of Natalie T. Regan in the sale of 210.92 total surveyed acres m/l located just East of Calamus, Iowa. This farmland has been a long-standing heirloom of the Regan family and would be considered some of the best quality farmland in the state.

Conveniently located within 30 miles of the Quad Cities in Section 35 of Olive Township. These high quality, and nearly 100% tillable, farmland tracts would make a great addition to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The primary soil types on these tracts include top producing Maxfield and Sawmill silty clay loams, with average CSR2 values around 75. The farm has been cash rented to a reputable tenant for several years and APH (Actual Production History) yields for the last 10 years have averaged over 162 bushels per acre for corn and 47 bushels per acre for soybeans.



The farm lease runs through the 2022 cropping season. Winning bidder will receive prorated rent for the 2021 crop season. Winning bidder will assume the current lease with Petersen brothers for the 2022 cropping season and receive all rent for the 2022 cropping season.

The farmland will be offered via Bidder's Choice method through a live in-person auction as well as a virtual live online auction option. Online bidding will be available as well. The auction will take place at 1:00 PM at the Grand Mound Community Center, 510 South Street, Grand Mound, Iowa. The tracts will not be offered in their entirety or any combination at the conclusion the auction.

Tract 1: 130.5 surveyed acres with an estimated 129 FSA cropland acres carrying a CSR2 value of 80.2.

Tract 2: 80.42 surveyed acres with 77.59 FSA cropland acres carrying a CSR2 value of 73.9.

A survey is being completed therefore the final gross acres for Tract 1 are subject to change prior to the day of the auction.



Tract 1: 130.5 Surveyed Acres

Tract 1 consists of a 130.5 surveyed acres with 129 estimated FSA Cropland acres carrying a CSR2 value of 80.2. Primary soil types include high-producing Maxfield, Sawmill and Kenyon silty clay loams. Located East of Calamus and South of Highway 30 on 270th Street, this wide open, tillable, tract is farmed efficiently. The nearly all-tillable farmland tract is located within Section 35 of Olive Township.

Farm Details

Estimated FSA Cropland Acres: 130.5

Corn: 64.5 Base Acres with a PLC Yield of 162

Soybeans: 64.5 Base Acres with a PLC Yield of 47

**Farm program information is estimated and subject to change since its currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Clinton County FSA Office.*

**Access to Tract 2 is through a 40 foot wide Easement running down the East side of Tract 1 (Natalie T. Regan Estate Farm).*

Tract 2: 80.42 Surveyed Acres

Tract 2 consists of a 80.42 sureyed acres with 77.59 FSA Cropland acres carrying a CSR2 value of 73.9. Primary soil types include high-producing Clyde-Floyd complex, Sawmill silty clay loam and Colo silty clay loams. Located East of Calamus and South of Highway 30 on 270th Street, this wide open, tillable, tract is farmed efficiently. The nearly all-tillable farmland tract is located within Section 35 of Olive Township.

Farm Details

Estimated FSA Cropland Acres: 77.59

Corn: 38.80 Base Acres with a PLC Yield of 162

Soybeans: 38.79 Base Acres with a PLC Yield of 47

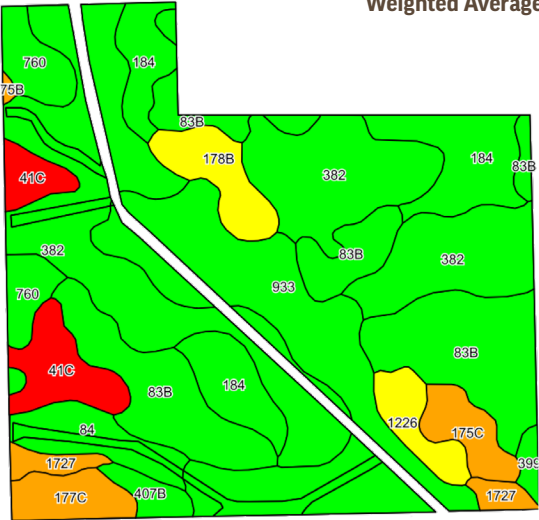
**Farm program information is estimated and subject to change since its currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Clinton County FSA Office.*

**Access to the Farm is through a 40 foot wide Easement running down the East side of parcel 1 (Natalie T. Regan Estate Farm).*

Tract 1 Est. Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
382	Maxfield silty clay loam	38.34	29.7%	87
83B	Kenyon loam	23.46	18.2%	90
933	Sawmill silty clay loam	21.60	16.7%	78
184	Klinger silt loam	12.99	10.1%	95
41C	Sparta loamy fine sand	6.04	4.7%	34
760	Ansgar silt loam	4.95	3.8%	80
84	Clyde silty clay loam	4.22	3.3%	88
178B	Waukee loam	4.03	3.1%	64
177C	Saude loam	3.06	2.4%	50
175C	Dickinson fine sandy loam	2.95	2.3%	45
1226	Lawler loam	2.83	2.2%	59
1727	Udolpho loam	2.12	1.6%	48
407B	Schley loam	1.51	1.2%	81
399	Readlyn silt loam	0.73	0.6%	91
175B	Dickinson fine sandy loam	0.17	0.1%	50

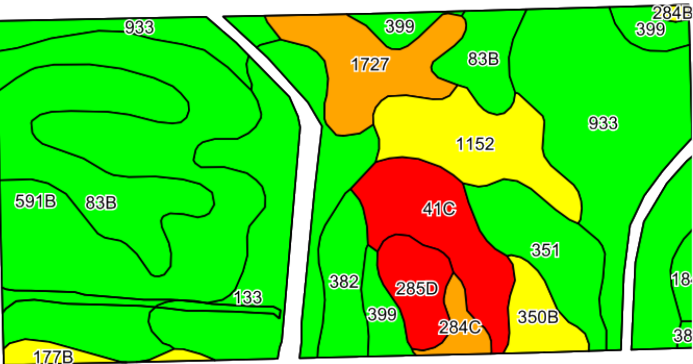
Weighted Average 80.2



Tract 2 Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
591B	Clyde-Floyd complex	17.02	21.9%	87
933	Sawmill silty clay loam	14.88	19.2%	78
133	Colo silty clay loam	9.08	11.7%	78
83B	Kenyon loam	8.80	11.3%	90
1152	Marshan clay loam	4.63	6.0%	54
41C	Sparta loamy fine sand	4.44	5.7%	34
1727	Udolpho loam	4.01	5.2%	48
351	Atterberry silt loam	3.69	4.8%	78
399	Readlyn silt loam	2.60	3.4%	91
382	Maxfield silty clay loam	2.45	3.2%	87
285D	Burkhardt sandy loam	2.00	2.6%	5
350B	Waukegan silt loam	1.58	2.0%	55
284C	Flagler sandy loam	0.84	1.1%	46
177B	Saude loam	0.80	1.0%	55
184	Klinger silt loam	0.61	0.8%	95
284B	Flagler sandy loam	0.16	0.2%	51

Weighted Average 73.7



Auction Terms & Conditions

Auction Method: Both tracts will be sold on a per-acre basis and will be offered via Bidder's Choice method. Tracts will not be offered in their entirety or combined at the conclusion of the auction. Tract 1: 130.5 Surveyed Acres. Tract 2: 80.42 Surveyed Acres.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Clinton County Farm Service Agency. 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 Marion 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: As this sale is being sold by an Estate, the final sale will be subject and contingent upon receiving Court Approval. Closing will occur on or before Friday, September 28th, 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 land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for the 2022 cropping season.

Seller: Natalie T. Regan Estate

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.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.



Auction Location

GRAND MOUND COMMUNITY CENTER

510 Smith Street | Grand Mound, Iowa 52751

Seller: Natalie T. Regan Estate

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210 ACRES M/L

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