

Listing #15742



• Blake Elmhurst Farm North Inc •

Clinton County Land Auction

Tuesday, October 26th, 2021 at 10:00 am

Low Moor Community Center

{ 262.45 }
Surveyed Acres
•Offered in Three Tracts•

ALAN McNEIL • 563.321.1125 • ALAN@PEOPLES COMPANY.COM

DOUG YEGGE • 563.320.9900 • DOUG@PEOPLES COMPANY.COM

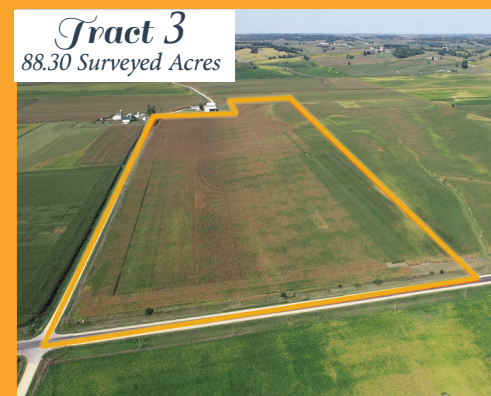
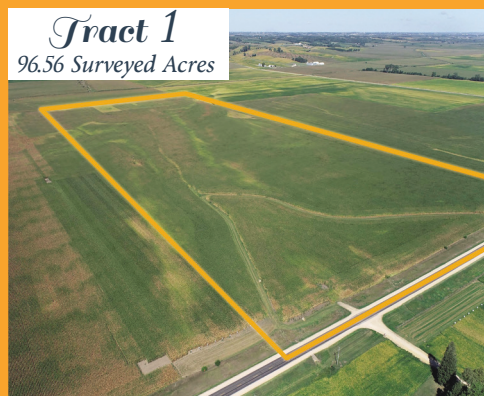
Sand Auction

• Tuesday, October 26th, 2021 at 10:00 AM •

Low Moor Community Center

211 3rd Avenue Low Moor, IA 52757

Clinton County Iowa Farmland Auction October 26th 2021! Peoples Company is proud to represent the Blake Elmhurst Farm North Inc in the sale of 262.45 surveyed acres located just North of Elvira, Iowa. This farmland has been extremely well maintained by the family and the current tenant and is considered one of the best farms in the County. Located just 7 miles west of Clinton, Iowa, in Sections 22 and 23 of Center 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 Muscatine and Tama silt loams with average CSR2 values around 82.5 which is above the county average of 76.9. The farm has been cash rented by a local, reputable tenant for several years. The farm lease has been terminated and farming rights will be made available to Winning Bidder/s for the 2022 crop season.



Tract 1 consists of a total of 96.56 surveyed acres with an estimated 94.84 est. FSA cropland acres carrying a CSR2 value of 78. The primary soil types include high producing Atterberry and Elvira Silt Loams Located just North of Elvira by the intersection of 380th Avenue and 200th Street. This tracts offers many possibilities as an high producing farm for abeginning farmer, add-on to an existing farming operation or a smart investment for the Buyer looking to diversity their portfolio. This highly tillable farmland tract has great access along a paved road with close proximity to Elvira Iowa and is located in Section 22 of Center Township.

Estimated FSA Cropland Acres: 94.84
Corn Base: 47.42 Base Acres with a PLC Yield of 183
Soybeans: 47.42 Corn Acres with a PLC Yield of 54

**Farm program information is subject to change when the farm is reconstituted by the Clinton County FSA Office.*

Tract 2 consists of 77.59 surveyed acres with an estimated 75.84 FSA cropland acres carrying a CSR2 value of 90.9. The primary soil types include Muscatine and Tama silt loams. Located just north of the intersection of 380th Avenue and 200th Street. This highly tillable farmland tract is located within the Southwest 1/4 of Section 23 of Center Township.

Estimated FSA Cropland Acres: 75.84
Corn: 37.92 Base Acres with a PLC Yield of 183
Bean: 37.92 Base Acres with a PLC Yield of 54

**Farm program information is subject to change when the farm is reconstituted by the Clinton County FSA Office.*

Tract 3 consists of a total of 88.30 surveyed acres with an estimated 85 FSA Cropland acres carrying a CSR2 value of 79. The primary soil types include Atterberry silt loams and Garwin silty clay loam. Located just North of Elvira at the intersection of 380th Avenue and 200th Street. This tract is located in the Southeast 1/4 of Section 22 in Center Township.

Estimated FSA Cropland Acres: 85
Corn: 42.5 Base Acres with a PLC Yield of 183
Bean: 42.5 Base Acres with a PLC Yield of 54

**Farm program information is subject to change when the farm is reconstituted by the Clinton County FSA Office.*

380th Avenue Elvira, IA 52741

• Directions •

From Clinton Iowa head west on County Road F12 for 5 miles until reaching Elvira. At Elvira turn North and follow 380th avenue for 2 miles until reaching the farm. Look for the Peoples Company signs on each tract.

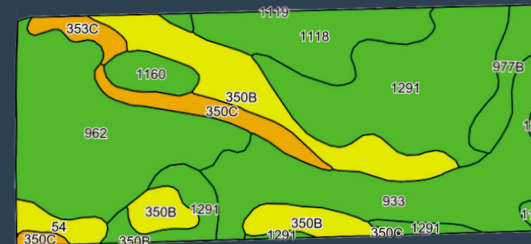
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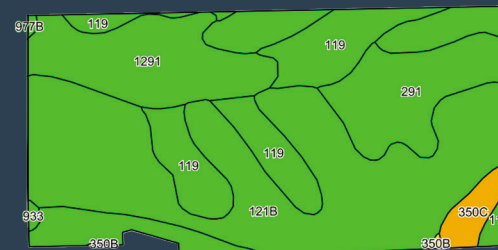
YEGGEMCNEILLAND.COM



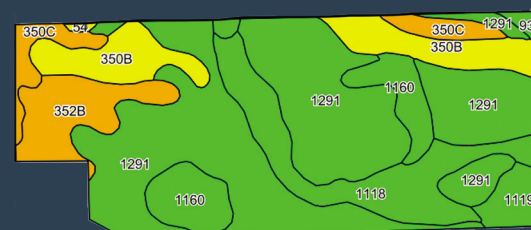
• Tillable Soils Map •



Code	Soil Description	Acres	% of Field	Legend	CSR2
1291	Atterberry silt loam	21.39	22.6%		85
962	Elvira silty clay loam	19.93	21.0%		83
933	Sawmill silty clay loam	16.87	17.8%		78
350B	Waukegan silt loam	13.74	14.5%		55
1118	Garwin silty clay loam	8.52	9.0%		94
350C	Waukegan silt loam	3.92	4.1%		49
977B	Richwood silt loam	3.49	3.7%		90
1160	Walford silt loam	2.42	2.6%		85
54	Zook silty clay loam	1.73	1.8%		69
353C	Tell silt loam	1.65	1.7%		47
121B	Tama silt loam	0.64	0.7%		95
1119	Muscatine silt loam	0.54	0.6%		95
Weighted Average					77.7



Code	Soil Description	Acres	% of Field	Legend	CSR2
121B	Tama silt loam	37.41	49.9%		95
119	Muscatine silt loam	11.72	15.6%		94
1291	Atterberry silt loam	10.56	14.1%		85
291	Atterberry silt loam	8.49	11.3%		85
1119	Muscatine silt loam	3.60	4.8%		95
350C	Waukegan silt loam	1.80	2.4%		49
11B	Colo-Ely complex	0.93	1.2%		86
977B	Richwood silt loam	0.19	0.3%		90
933	Sawmill silty clay loam	0.18	0.2%		78
350B	Waukegan silt loam	0.12	0.2%		55
Weighted Average					91



Code	Soil Description	Acres	% of Field	Legend	CSR2
1291	Atterberry silt loam	43.09	50.7%		85
1118	Garwin silty clay loam	11.13	13.1%		94
350B	Waukegan silt loam	9.99	11.8%		55
1160	Walford silt loam	6.62	7.8%		85
352B	Whittier silt loam	6.14	7.2%		50
350C	Waukegan silt loam	3.92	4.6%		49
1119	Muscatine silt loam	2.87	3.4%		95
933	Sawmill silty clay loam	1.05	1.2%		78
54	Zook silty clay loam	0.19	0.2%		69
Weighted Average					78.7

• Auction Terms & Conditions •

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 Wednesday, December 15, 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.

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.

SELLER:

BLAKE ELMHURST FARM NORTH INC.
YEGGEMCNEILLAND.COM
PEOPLESCOMPANY.COM | LISTING #15742



YeggeMcNeillLand.com

PeoplesCompany.com

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