



# KOSSUTH COUNTY

## *Land Auction*

**LISTING #15744**

315.19 Acres M/L  
Offered in Two Separate Tracts



**CHASE DUESENBERG**

641.529.0562 | Chase@PeoplesCompany.com

**STEVE BRUERE**

515.222.1347 | Steve@PeoplesCompany.com



# KOSSUTH COUNTY

## Land Auction



### Auction Location

Water's Edge Nature Center  
1010 250th Street  
Algona, Iowa 50511

### Contact

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Above 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.

**FOR MORE  
INFORMATION VISIT  
PEOPLES COMPANY.COM**



12119 Stratford Drive, Suite B  
Clive, IA 50325



PEOPLES COMPANY.COM  
LISTING #15744





## Auction Time

November 3rd  
at 10:00 AM

## Auction Location

Water's Edge Nature Center  
1010 250th Street  
Algona, Iowa 50511

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# Auction Terms and Conditions



**Kossuth County Land Auction**  
**315.19 Acres M/L**  
**Offered in Two Separate Tracts**  
**Wednesday, November 3rd, 2021 at 10:00 AM**

### Auction Location:

Water's Edge Nature Center  
1010 250th Street  
Algona, Iowa 50511

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

**Auction Method:** Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction.

**Farm Program Information:** Farm Program Information is provided by the Kossuth 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 Kossuth 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, December 9th, 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 farms are currently leased for the 2021 cropping season, but will be open for the 2022 cropping season.

**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. 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.



# KOSSUTH COUNTY

## Land Auction

Mark your calendar for Wednesday, November 3rd, 2021! Farmland is a tightly held asset with ownership often transferring from generation to generation and rarely coming up for sale. Peoples Company is pleased to announce that a farm owned by the Schenck family will be made available and sold via public auction. The auction will consist of 315.19 acres m/l to be sold in two separate tracts on Wednesday, November 3rd, 2021 at 10:00 AM in the Water's Edge Nature Center located north of Algona, Iowa.

**Tract 1** consists of 160 acres m/l with 157.88 FSA cropland acres carrying a CSR2 value of 79.3

**Tract 2** consists of 155.19 acres m/l with 149.7 FSA cropland acres, which includes 109.47 acres of row crop acres and a CSR2 value of 86.1. The balance of the FSA cropland acres includes 40.23 acres enrolled in CRP (Conservation Reserve Program)

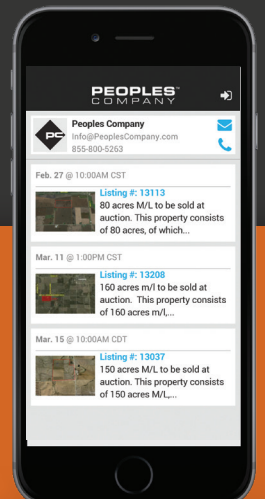
Private and county drainage tile has been installed on both tracts. These farms would be a great add-on to an existing farm operation, an affordable tract for a Beginning Farmer, or a smart investment for the Buyer looking to diversify their portfolio. There are several competing grain marketing outlets in the surrounding area and a variety of ethanol plants and grain elevators. Any and all farm leases have been terminated and the tracts are open for the 2022 crop year. Tract 1 is located south of Fenton in Section 32 and Tract 2 is located southwest of Burt in Section 34.

Mark your calendars to be with us Wednesday, November 3rd for this opportunity to own Iowa farmland! The land will be sold as two individual tracts on a price per acre basis.

### Directions:

**Tract 1** - From Fenton, Iowa: Travel south out of Fenton on Iowa Highway 15 / 20th Avenue for 2.5 miles until reaching 290th Street. Turn left (east) on 290th Street for 1 mile and Tract 1 will be on the right (south) side of the road marked with a Peoples Company sign.

**Tract 2** - From Burt, Iowa: Travel west out of Burt on 300th Street for .3 miles until reaching US Highway 169. Turn left (south) on US Highway 169 for 2 miles until reaching 280th Street. Turn right (west) on 280th Street for 1 mile and Tract 2 will be on the right (north) side of the road marked with a Peoples Company sign.

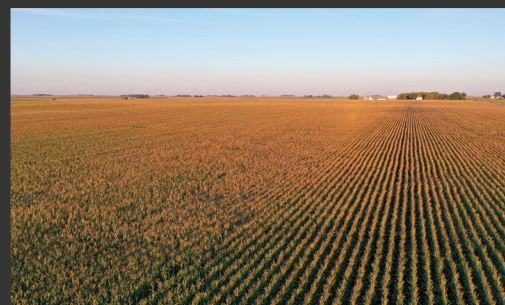
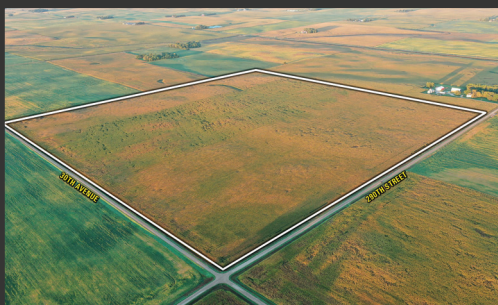
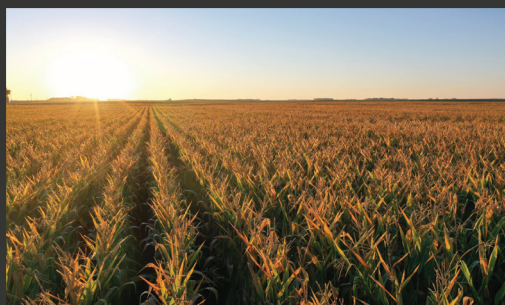


Not able to make it to the live auction but still want to bid?

No problem!

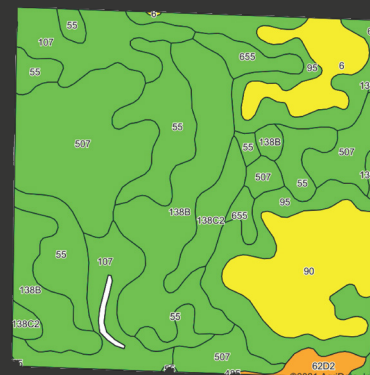
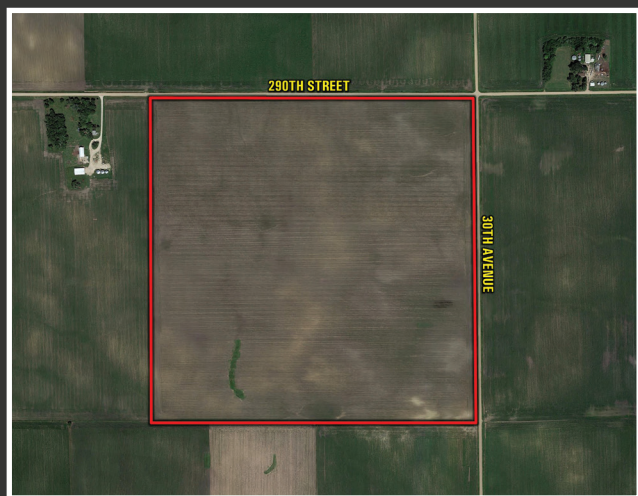
Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.





# Tract 1 | 160 Acres M/L

**Tract 1** consists of a total of 160 acres m/l with 157.88 FSA Cropland acres carrying a CSR2 value of 79.3. The primary soil types include high-producing Canisteo and Clarion clay loams. The farm is located in County Drainage District No. 1 with county tile that increases from 12" to 15" before heading southeast. The property is located south of Fenton, Iowa in Section 32 of Fenton Township with close proximity to Iowa Highway 15.



## Current Tillable Soils Map

## Tract 1 Details

FSA Cropland Acres: 157.88

Corn: 85 Base Acres with a PLC Yield of 171

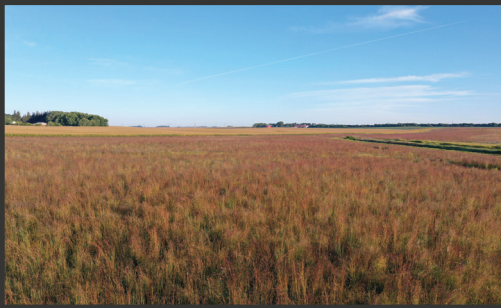
Soybeans: 71 Base Acres with a PLC Yield of 38

Farm is enrolled in ARC-CO

Code	Soil Description	Acres	% of Field	CSR2
507	Canisteo clay loam, 0 to 2 % slopes	29.23	18.5%	84 ●
138B	Clarion loam, 2 to 6 % slopes	27.25	17.3%	89 ●
95	Harps clay loam, 0 to 2 % slopes	23.14	14.7%	72 ●
55	Nicollet clay loam, 1 to 3 % slopes	22.62	14.3%	89 ●
107	Webster clay loam, 0 to 2 % slopes	18.16	11.5%	86 ●
90	Okoboji mucky silt loam, 0 to 2 % slopes	17.09	10.8%	56 ●
6	Okoboji silty clay loam, 0 to 1 % slopes	7.74	4.9%	59 ●
138C2	Clarion loam, 6 to 10 %, moderately eroded	6.23	3.9%	83 ●
655	Crippin loam, 1 to 3 % slopes	4.13	2.6%	91 ●
62D2	Storden loam, 10 to 16 % slopes, moderately eroded	2.29	1.5%	41 ●

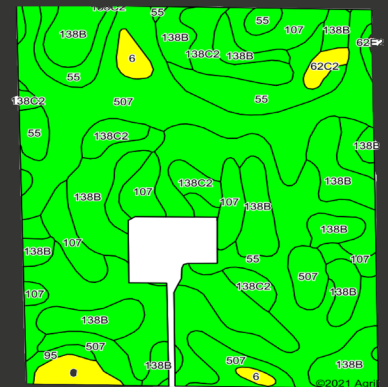
Weighted Average 79.3





# Tract 2 | 155.19 Acres M/L

**Tract 2** consists of 155.19 acres m/l with 149.7 FSA cropland acres, which includes 109.47 acres of row crop acres and a CSR2 value of 86.1. The balance of the FSA cropland acres includes 40.23 acres enrolled in CRP (Conservation Reserve Program). The CRP program practices include CP21 & CP38E-4D/12 expiring in 2027 with an annual payment of \$12,069 (\$300 Per Acre). The primary soil types include top-producing Nicollet & Clarion clay loam. Located in County Drainage District No. 72, there is more than ample drainage on this farm with a 24" county tile out-letting into an open ditch on the southeast side of Tract 2. This property is located southwest of Burt, Iowa in Section 34 of Burt Township with close proximity to US Highway 169.



## Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
55	Nicollet clay loam, 1 to 3 % slopes	33.46	33.3%	89
138B	Clarion loam, 2 to 6 % slopes	28.22	25.8%	89
507	Canisteo clay loam, 0 to 2 % slopes	24.32	22.2%	84
107	Webster clay loam, 0 to 2 % slopes	8.83	8.1%	86
138C2	Clarion loam, 6 to 10 % slopes, moderately eroded	6.66	6.1%	83
6	Okaboji silty clay loam, 0 to 1 % slopes	2.98	2.7%	59
62C2	Storden loam, 6 to 10 % slopes, moderately eroded	0.87	0.8%	64
95	Harps clay loam, 0 to 2 % slopes	0.75	0.7%	72
485B	Spillville loam, 2 to 5 % slopes	0.38	0.3%	88

Weighted Average 86.1

## Tract 2 Details

FSA Cropland Acres: 149.7

Corn: 109.47 Base Acres with a PLC Yield of 167

Farm is enrolled in ARC-CO

*\*Includes 109.47 acres of row crop acres.*

*The balance of the FSA cropland acres includes 40.23 acres enrolled in CRP (Conservation Reserve Program)*

