

FARMLAND AUCTION

FRANKLIN COUNTY

Pals Family

80 ACRES M/L OFFERED IN 2 INDIVIDUAL TRACTS

**Cattleman's at the Club | 1608 3rd Street Northeast
Belmond, Iowa 50421**

ANDREW ZELLMER | 712.898.5913
AndrewZ@PeoplesCompany.com

CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com

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

OCTOBER 2021



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CLIVE, IA 50325
PEOPLESCOMPANY.COM

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10:00 AM

LOCATION

Cattleman's at the Club
1608 3rd Street Northeast
Belmond, Iowa 5042

CONTACT

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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.



FARMLAND AUCTION FRANKLIN COUNTY



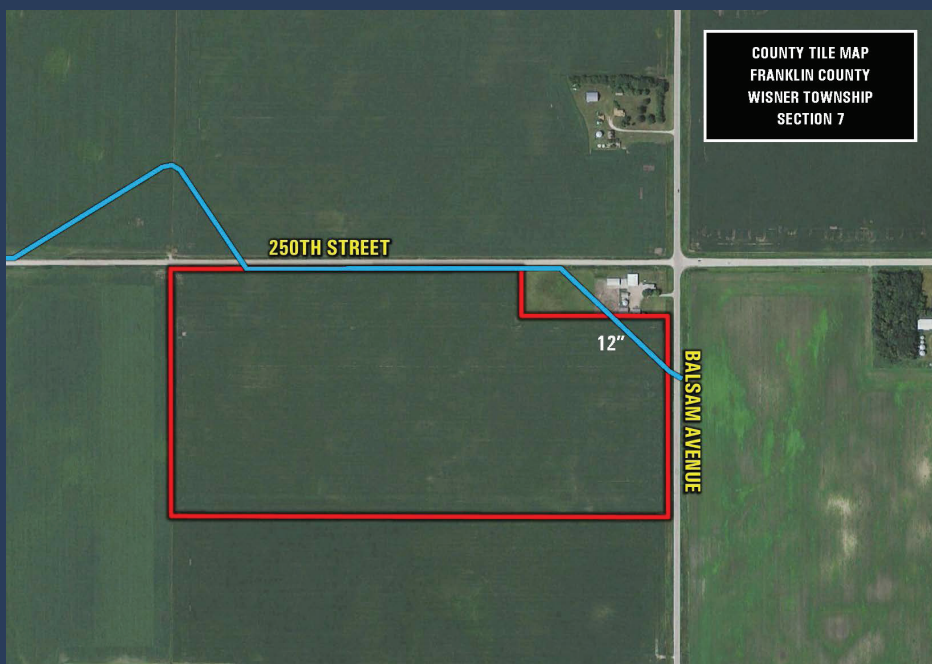
FARMLAND AUCTION

FRANKLIN COUNTY

Franklin County, Iowa Land Auction – Mark your calendar for Thursday, October 28th, 2021! Peoples Company is pleased to offer one of those rare occasions where farmland that has been owned by the same family since the early 1900s will be made available and sold via public auction. The auction will consist of 80 acres m/l to be sold in two separate tracts on Thursday, October 28th, 2021 at 10:00 AM in the Cattleman's at the Club located in Belmond, Iowa.

These tracts 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. A 12-inch county tile is located on the east side of the property allowing for ample drainage on the farm (see attached county tile map). Both tracts have great access off paved Balsam Avenue with several competing grain marketing options located nearby. Tracts 1 & 2 are located in Section 7 of Wisner Township. Any and all farm leases have been terminated and are open for the 2022 crop year.

Mark your calendars to be with us Thursday, October 28th for this opportunity to own Iowa farmland! The land will be sold as two individual tracts. Tract 1 will be sold on a price per acre basis and Tract 2 will be sold on a whole dollar amount.



TRACT 1: 74.91 ACRES M/L



BALSAM AVENUE, MESERVEY, IA 50457

Tract 1 consists of a total of 74.91 acres m/l with 71.82 FSA cropland acres carrying a CSR2 value of 73.6. Primary soil types include Harps, Okoboji, and Webster clay loam. There is a 12-inch county tile on the east side of Tract 1. The current farm lease has been terminated and the farming rights are available for the upcoming 2022 season. Tract 1 is located south of Meservey in Section 7 of Wisner Township, Franklin County, Iowa.

**Farm program information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Franklin County FSA and NRCS offices.*

Farm Details

FSA Cropland Acres: 71.82

Corn: 37.35 Base Acres with a PLC Yield of 164

Soybeans: 34.47 Base Acres with a PLC Yield of 43

Directions

From Meservey, Iowa: Travel south out of Meservey on Balsam Avenue for just over one mile and Tract 1 will be on the west side of Balsam Avenue marked with a Peoples Company sign.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L95	Harps clay loam, Bermis moraine	28.90	40.2%		75
6	Okoboji silty clay loam	17.99	25.0%		59
107	Webster clay loam	13.39	18.6%		86
95	Harps clay loam	6.54	9.1%		72
55	Nicollet clay loam	2.57	3.6%		89
507	Canisteo clay loam	2.43	3.4%		84
Weighted Average					73.6

TRACT 2: 5.09 ACRES M/L



2396 BALSAM AVE, MESERVEY, IA 50457

Tract 2 offers an excellent acreage opportunity on pavement for those interested in rural settings and country living. The property consists of 5.09 surveyed acres featuring a vacant single-family 1 1/2 story house and multiple outbuildings, pole barns, sheds, and grain bins. There are over 2 acres currently fenced in, providing the option to raise and background livestock. Tract 2 is located south of Meservey on Balsam Avenue with close proximity to Interstate 35.

Dwellings will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic / wastewater treatment system. The buyer will be required to sign a binding agreement with the Department of Natural Resources (DNR) at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate / demolish or improve / update the current septic system per Iowa Law. Contact Agent for further details.

*** Open House - Scheduled for Tuesday, October 12th & 19th from 5:00 P.M. - 7:00 P.M.**

Directions

From Meservey, Iowa: Travel south out of Meservey on Balsam Avenue for just over one mile and Tract 2 will be on the west side of Balsam Avenue marked with a Peoples Company sign.



For more information, photos, maps, and aerial drone video please visit our website.

www.PeoplesCompany.com | Listing #15749

Terms & Conditions

Auction Method: Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction. Tract 1 will be sold on a price per acre basis and Tract 2 will be sold on a whole dollar amount.

Farm Program Information: Farm Program Information is provided by the Franklin 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 Franklin 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 Tuesday, December 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 current farm lease has been terminated and will be "open" for the 2022 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.