

PEOPLES COMPANY FARMLAND AUCTION
CLINTON COUNTY

40
ACRES M/L

RUNGE FAMILY FARM

TUESDAY, NOVEMBER 23RD, 2021
10:00 AM

ALAN MCNEIL

563.321.1125

ALAN@PEOPLESCOMPANY.COM



LISTING #15859

DOUG YEGGE

563.320.9900

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PEOPLES COMPANY FARMLAND AUCTION CLINTON COUNTY

Peoples Company is proud to present the Runge Family farm located in Clinton County, Iowa! The farm is to be sold as one tract at Public Auction on Tuesday, November 23rd, 2021. The auction will take place at 10:00 AM at the Grand Mound Community Center in Grand Mound, Iowa. This tract consists of 40 acres m/l with 36.63 FSA Cropland acres with a CSR2 rating of 50.3. This, nearly all tillable, farm is located on a hard surfaced road (Y65) within a great farming community. Access to the farm is located along the property boundary on the south.

Several competing grain marketing options available with ADM located in Clinton, Iowa, along with a variety of grain elevators in the area. The land would be a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The farm is located in the Southeast 1/4 of the Southeast 1/4, Section 31, Welton Township, Clinton Co., IA.

Buyer to assume the existing lease in the amount of \$10,980.

*A 2% buyers premium will be charged to the buyer at closing.

230TH AVE. & 220TH ST. GRAND MOUND, IA 52751



DIRECTIONS

Travel North out of Grand Mound on Y54 (230th Ave.) for 2 miles. The farm is on the Northwest corner of the intersection of Y54 and 220th St. Watch for signs.

NET TAXES

\$1,036.00

SELLER

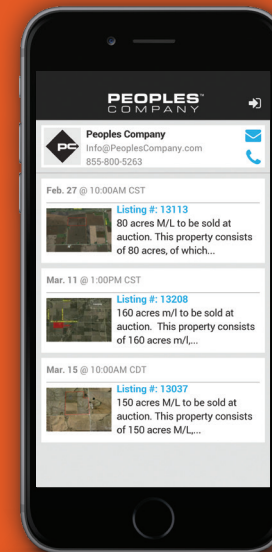
RUNGE FAMILY

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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.



📍 AUCTION LOCATION

**GRAND MOUND COMMUNITY CENTER
510 SMITH STREET
GRAND MOUND, IA 52751**



ONLINE BIDDING AVAILABLE AT PEOPLESCOMPANY.COM

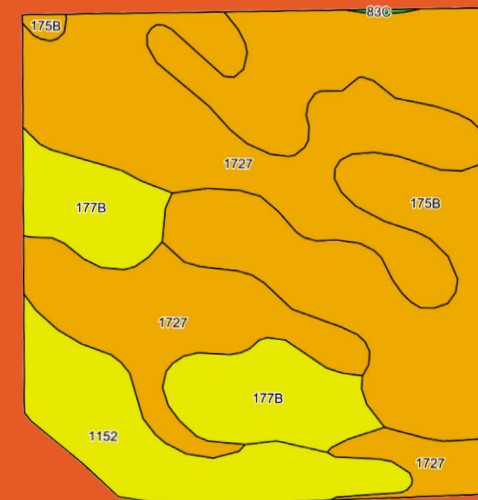
FARM DETAILS

FSA CROPLAND ACRES: 37.489

BASE ACRES: 36.63

CORN: 22.87 base acres with a PLC Yield of 178

SOYBEANS: 13.73 base acres with a PLC Yield 45



TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
1727	Udolpho loam	14.42	39.4%	●	48
175B	Dickinson fine sandy loam	13.01	35.5%	●	50
177B	Saude loam	4.79	13.1%	●	55
1152	Marshan clay loam	4.41	12.0%	●	54

WEIGHTED AVERAGE 50.3



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AUCTION TERMS & CONDITIONS

AUCTION METHOD: Farm will be offered in one individual tract. All bids will be on a price per acre amount. A 2% buyers premium will be charged to the buyers at closing.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Clinton 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 Clinton 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 the Peoples Company Trust Account.

CLOSING: Closing will occur on or about Friday, December 23rd, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. A 2% buyers premium will be charged to the buyer at closing.

POSSESSION: Full possession of the farm will be given at closing, subject to tenant's rights.

FARM LEASE: Farm is leased for the 2022 Crop year for an amount of \$10,980

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 obtaining 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

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