



WDM
FARMS, LLC

GUTHRIE COUNTY IOWA FARMLAND AUCTION

FEBRUARY | **15**

Panora Community Center
115 West Main Street
Panora, Iowa 50216

10:00 AM (CST)



LISTING #15938

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

MATT ADAMS

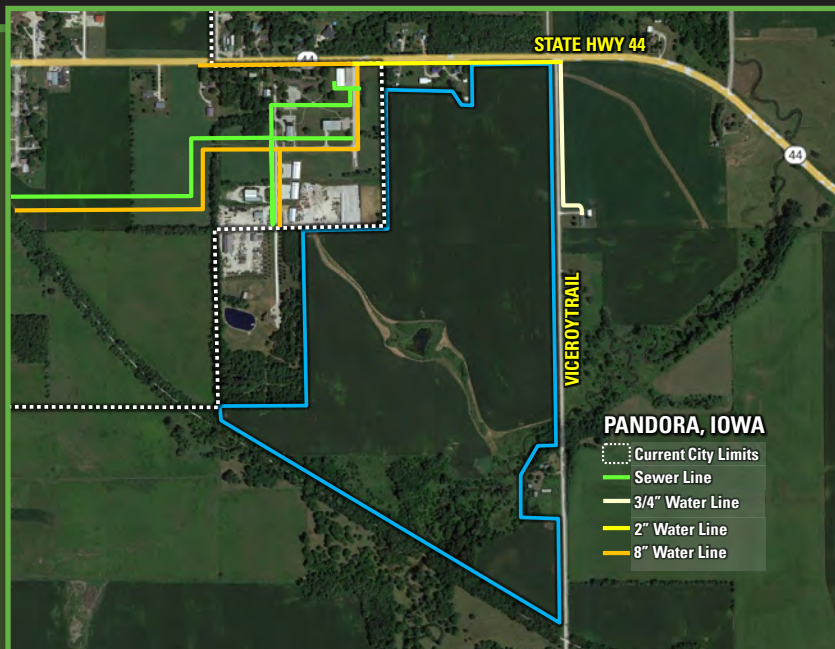
515.423.9235 | Matt@PeoplesCompany.com

151.64

**ACRES
M/L**



Disclaimer: All future plans, timelines, locations, etc. should be confirmed with the utility providers and Guthrie County. Development Concept is for illustrative purposes only. Concept is not an approved planning document. All building sketches, and uses, footprints, roadways, entrances, etc. are purely conceptual.



UTILITIES MAP

Use your smart phone to scan the QR Code below and view the auction on PeoplesCompany.com

SCAN HERE



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GUTHRIE COUNTY FARMLAND AUCTION

Mark your calendar for Tuesday, February 15th, 2022 at 10:00 AM! Peoples Company is pleased to be representing WDM Farms LLC in the sale of 151.64 total acres m/l located on State Highway 44 east of Panora, Iowa. The combination of high-quality Guthrie County, Iowa farmland combined with approximately 600 feet of prime roadside frontage along State Highway 44 makes for a rare opportunity to purchase land in a tightly held area!

The farm contains an estimated 115.96 FSA tillable acres carrying a CSR2 Rating of 69.9 with the primary soil types of Shelby clay loam and Nicollet loam. The farm is leased for the 2022 cropping season and has been operated by a reputable local farm tenant. The Buyer will assume the current farm lease and receive the 2022 cash rent at closing. This farm would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. There are several grain marketing options located nearby including the POET ethanol plant in Menlo and several competing grain elevators.

While this property is located just outside the eastern city limits of Panora, the northwest corner of this property is immediately adjacent to the current city limits and could potentially be annexed for future developmental opportunities. According to the 2016 Iowa DOT Traffic Survey, 3,440 cars pass by this property on State Highway 44 daily. City utilities within the area include a 2"

waterline located south of State Highway 44 along the northern property boundary, approximately 1,150 feet of 3/4" waterline located on the northeast corner of the property, two branches of sewer located approximately 300 feet directly west of the property, and electric service through Panora Municipal (Please refer to the Utilities Map). Please contact the City of Panora for additional information on the available capacity to service this property. Please contact the Agent for a developmental concept of the property.

There is also an abundance of recreational opportunities associated with the southern half of this property - ranging from a mature stand of diverse hardwoods surrounding Bay Branch creek, a tributary of the Middle Raccoon River, to a one-acre pond located in the center of the property, and the Raccoon River Valley Bike Trail is located along the southern property boundary. This recreational bike trail spans over 89 miles and is built on former railroad right-of-ways connecting communities within Dallas, Greene, and Guthrie Counties.

The farmland will be offered as a single tract through a live in-person auction as well as a virtual live online auction option. The auction will take place at 10:00 AM at the Panora Community Center, 115 W. Main Street, Panora, Iowa 50216. This property offers prime farming, recreational, and excellent building site opportunities on a hard surface road.

LOCATION

Panora Community Center

115 West Main Street | Panora, Iowa 50216

FEBRUARY

15

10:00 AM

AUCTION TERMS & CONDITIONS

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

Auction Method: The 151.64-acre farmland tract will be offered via Public Auction and will take place at 10:00 PM at the Panora Community Center. The farmland tract will be sold on a per-acre basis. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Guthrie 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 Guthrie 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.



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DIRECTIONS

From Panora, Iowa: Travel east out of town for approximately one mile. The property will be located southeast of the intersection of State Highway 44 and Viceroy Trail. Look for the Peoples Company signs.



151.64 ACRES
M/L

Closing: Closing will occur on or before Friday, March 25th, 2022. 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.

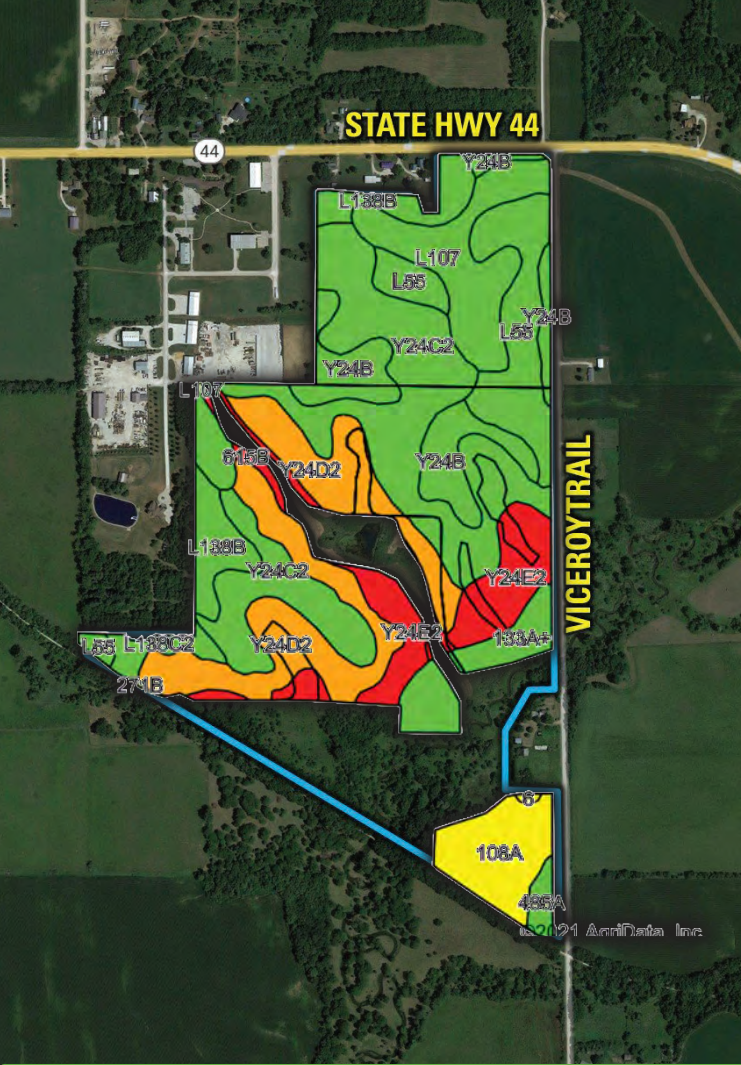
Farm Lease: The farm is currently leased for the upcoming 2022 cropping season and the Buyer/s will receive the prorated 2022 cash rent payment.

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.

Surveys: A survey will be completed by the Seller for the northern property boundary around the buildings. The tract acres are subject to change prior to the auction. No additional surveying or staking will be provided by the Seller.



TILLABLE SOILS MAP

			% of	
Code	Soil Description	Acres	Field	CSR2
Y24C2	Shelby clay loam	29.92	25.8%	73 🟢
Y24D2	Shelby clay loam	19.89	17.2%	49 🟡
L55	Nicollet loam	11.59	10.0%	91 🟢
Y24E2	Shelby clay loam	9.97	8.6%	35 🔴
L107	Webster clay loam	9.92	8.6%	88 🟢
Y24B	Shelby loam	9.71	8.4%	86 🟢
108A	Wadena loam	6.81	5.9%	56 🟡
L138B	Clarion loam	6.67	5.8%	88 🟢
133A+	Colo silt loam	5.07	4.4%	78 🟢
L138C2	Clarion loam	3.66	3.2%	83 🟢
615B	Solo-Spillville complex	1.43	1.2%	39 🔴
485A	Spillville loam	1.11	1.0%	88 🟢
6	Okoboji silty clay loam	0.14	0.1%	59 🟡
271B	Olmitz-Colo	0.07	0.1%	84 🟢

Weighted Average 69.9

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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.

GUTHRIE COUNTY IOWA FARMLAND AUCTION



PANORA
COMMUNITY
CENTER

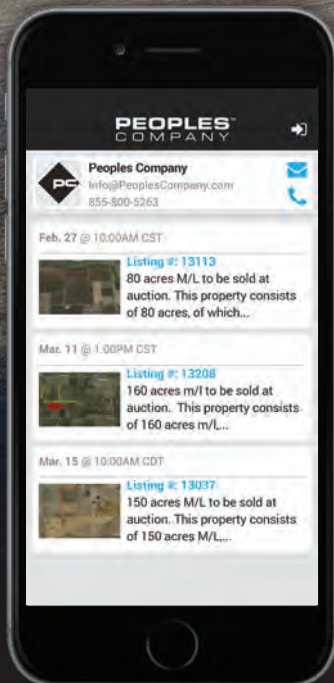
115 West Main Street
Panora, Iowa 50216



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
LISTING #15938

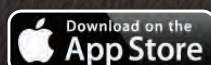


ONLINE BIDDING AVAILABLE

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.



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