

GUTHRIE COUNTY, IOWA

Online Only Auction

BIDDING ENDS: TUESDAY, FEBRUARY 15TH AT 4 PM (CST)

BIDDING IS CURRENTLY LIVE



Matt Adams

515.423.9235

Matt@PeoplesCompany.com

34.40
ACRES M/L

LISTING #15939

About The Property

Guthrie County, Iowa Online Only Auction – Mark your calendar for Tuesday, February 15th, 2022! Peoples Company is pleased to present 34.40 total acres m/l situated four miles north of Panora and one and one-half miles directly south of Yale in eastern Guthrie County, Iowa. This smaller-sized, affordable tract with building site potential, conveniently located less than three-quarters of a mile east of State Highway 4 and within the Panorama Community School District, would be a smart investment for a beginning farmer, Buyer looking to diversify their portfolio, or anyone interested in a long-term land investment opportunity. This tillable farm includes 32 FSA tillable acres carrying a CSR2 soil rating of 72.5 including Clarion loam, Colo-Spillville complex, and Webster clay loam as the primary soil types. Currently, there are 28.77 acres being farmed. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and do not include a conservation plan.

The individual Guthrie County, Iowa farmland tract will be offered through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's BidWrangler bidding application (<http://peoplescompany.bidwrangler.com/>). Bidding is currently LIVE and will remain open until Tuesday, February 15th, 2022 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, March 25th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed.

The main entrance to the property is located on the northeast corner of the farm. This property has building site potential with utilities located at the road with rural water provided through Xenia Rural Water Association and electric service through Alliant Energy located along the west side of Utopia Avenue. In addition, the Raccoon River Valley Trail is located within eyesight of the western property boundary. This recreational trail spans over 89 miles and connects local communities located throughout Dallas, Greene, and Guthrie Counties.

There are several competing grain marketing options located nearby including the POET ethanol plant in Menlo and a variety of grain elevators with close proximity to State Highways 4 and 44. Additionally, the property lies within the southwest quarter of Section 9 of Cass 'North' Township, Guthrie County, Iowa.



CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	CSR2
L138B	Clarion loam, Bemis moraine	8.18	25.6%	88
L138C2	Clarion loam, Bemis moraine	7.52	23.5%	83
615B	Colo-Spillville complex	6.19	19.3%	39
L107	Webster clay loam	4.17	13.0%	88
L62D2	Storden loam	3.44	10.8%	41
L55	Nicollet loam	2.50	7.8%	91
Weighted Average				72.5



Directions:

From Panora, Iowa: Travel north out of town on State Highway 4 for approximately four miles. Turn right (east) onto 175th Street and continue for one mile. The farm is located southwest of the intersection of 175th Street and Utopia Avenue. Look for the Peoples Company sign.

From Yale, Iowa: Travel east out of town on County Highway F25/160th Road and turn right (south) onto Utopia Avenue. Continue south for approximately one and one-half miles. The farm is located southwest of the intersection of 175th Street and Utopia Avenue. Look for the Peoples Company sign.

Auction Details:

34.40
ACRES M/L

Guthrie County, Iowa Online Only Auction

Bidding Ends: Tuesday, February 15th, 2022 At 4:00 PM (CST)

Bidding is currently live

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

Offering Guthrie County, Iowa farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Tuesday, February 15th, 2022 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, March 25th, 2022. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account. Upon earnest money payment, early possession of the property will be given for the 2022 cropping season.

Closing: Closing will occur on or about 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.

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.

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 total price and not on a per acre basis. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics 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.



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BIDDING ENDS AT 4 PM



**SCAN THE QR CODE TO THE LEFT
WITH YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!**