



# ***LAND AUCTION***

## ***GRUNDY COUNTY, IOWA***

**- THURSDAY, MARCH 3RD | 10:00 AM -**

# 190.87

TOTAL ACRES M/L

Howard Franklin McCracken, Jr. Trust

**TRAVIS SMOCK**

319.361.8089 | [TRAVIS@PEOPLES COMPANY.COM](mailto:TRAVIS@PEOPLES COMPANY.COM)

 **PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



# GRUNDY COUNTY LAND AUCTION

## ABOUT THE PROPERTY: 190.87 ACRES M/L - OFFERED IN TWO TRACTS

Peoples Company is pleased to present the Howard Franklin McCracken, Jr. Trust in the sale of 190.87 total acres m/l of Grundy County, Iowa land that will be offered in two individual tracts at public auction. Mark your calendar for Thursday, March 3rd, 2022 at 10:00 AM. Located along Highway 14 on the edge of Grundy Center, this farmland offers above average soil types for Grundy County, which has Iowa's highest average CSR2. With this strong farming area, these tracts would make for a great add-on unit to an existing farm operation or a premium investment-grade land purchase. The entire farm includes 176.62 FSA cropland acres with an overall CSR2 soil rating of 93. On top of the excellent soil types, the farm has a gentle roll and grass waterways to ensure efficient water runoff. The entire farm is classified NHEL (Non-Highly Erodable Land) and does not contain a wetland.

Tract 1: 112.27 acres m/l with 106.85 tillable acres m/l carrying a CSR2 of 93.4.  
Tract 2: 78.60 acres m/l with 69.81 tillable acres m/l carrying a CSR2 of 92.4.

The farmland will be offered via public auction as two individual tracts via the “Buyer’s Choice” auction method through a live in-person auction as well as a virtual live online auction option. Online bidding is available as well. The auction will take place at 10:00 AM at the Grundy Center Community Building - 705 F Avenue, Grundy Center, IA 50638. With the “Buyers Choice” auction method the high bidder can take, in any order, one or both tracts for their high bid. “Buyer’s Choice” auctioning will continue until both tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion of the auction. Both tracts are located along Highway 14/Highway 175/240th Street in Section 11 of Polermo Township, Grundy County, Iowa. Don’t miss this opportunity to own an above average farm in an area that is known to have the best soil types in the world.



**AUCTION DATE:** Thursday, March 3rd, 10:00 AM  
**AUCTION LOCATION:** Grundy Center Community Building  
705 F Avenue | Grundy Center, IA 50638

**DIRECTIONS:**  
From Grundy Center: Travel west on Highway 14/Highway 175/G Avenue to the western edge of town. The farm is located on the north side of the road.

**AUCTION DETAILS:**

**Auction Method:** Both tracts will be sold on a per-acre basis and will be offered through the “Buyer’s Choice Auction Method”, whereas the winning bidder may elect to take, in any order, one or both tracts for their high bid. The “Buyer’s Choice Auction Method” auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

**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 Grundy 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 Grundy 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 Heronimus, Schmidt, Schroeder & Geer Trust Account.

**Closing:** Closing will occur on or before Thursday, April 7th, 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 2022 cropping season. All 2022 lease payments will be paid to the Buyer.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Heronimus, Schmidt, Schroeder & Geer 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.

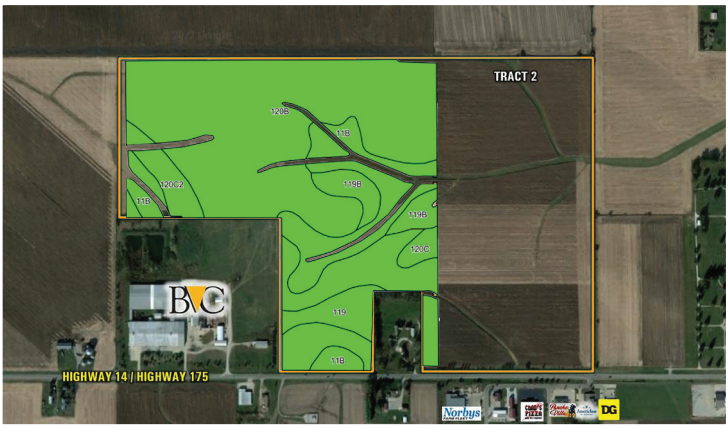
**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an “As is – Where is” basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and 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.

### ABOUT THE PROPERTY:

Tract 1 consists of 112.27 acres m/l with 106.85 tillable acres m/l carrying a CSR2 of 93.4. The primary soil type is Tama silty clay loam with every soil type holding a CSR2 of 86 or above and 4.5 acres m/l boasting a perfect 100 CSR2 rating.

Net Taxes: \$4,122.00



## Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
120B	Tama silty clay loam	74.48	69.7%		95
11B	Colo-Ely complex	16.47	15.4%		86
119B	Muscatine silty clay loam	5.20	4.9%		95
120C2	Tama silty clay loam	4.51	4.2%		87
119	Muscatine silty clay loam	4.50	4.2%		100
120C	Tama silty clay loam	1.69	1.6%		90
Weighted Average:					93.4

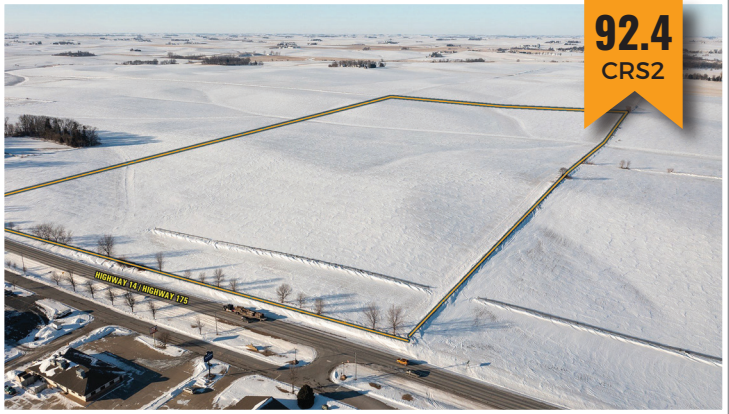
## TRACT 1: 112.27 ACRES M/L

240TH AVENUE, GRUNDY CENTER, IA 50638

### ABOUT THE PROPERTY:

Tract 2 consists of 78.60 acres m/l with 69.81 tillable acres m/l carrying a CSR2 of 92.4. The primary soil type is Tama silty clay loam with every soil type holding a CSR2 of 86 or above. The south 38.60 acres m/l of this farm is located within the City of Grundy Center and would have an opportunity for future development. The current Grundy Center Comprehensive Plan designates this area as a future commercial development location. According to the Iowa DOT 2017 traffic counts, 3,360 cars pass by this property daily.

Net Taxes: \$2,972.00



## Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
120B	Tama silty clay loam	31.66	45.4%		95
120C	Tama silty clay loam	20.19	28.9%		90
11B	Colo-Ely complex	9.17	13.1%		86
119B	Muscatine silty clay loam	8.79	12.6%		95
Weighted Average:					92.4

## TRACT 2: 78.60 ACRES M/L

240TH AVENUE, GRUNDY CENTER, IA 50638





2300 SWAN LAKE BOULEVARD, SUITE 300  
INDEPENDENCE, IOWA 50644  
**PEOPLESCOMPANY.COM**

## TRAVIS SMOCK

319.361.8089 | TRAVIS@PEOPLESCOMPANY.COM

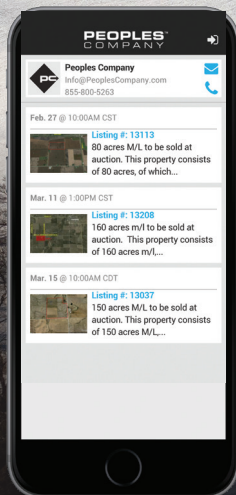


### ONLINE BIDDING AVAILABLE

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.



**LAND AUCTION - GRUNDY COUNTY, IA - LISTING #16005**

