

Page County, Iowa

LAND AUCTION

Friday, March 25th, 2022 at 10:00AM

Shenandoah Elks Lodge | 701 S. Fremont Street | Shenandoah, Iowa 51601

*The Estate of
Freda Koester*



JAKE SICKELS | 515.681.2103
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CHASE DUESENBERG | 641.529.0562
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80

Acres m/L

PAGE COUNTY LAND AUCTION

Page County, Iowa Land Auction - Mark your calendar for Friday, March 25th, 2022! Peoples Company is honored to represent the heirs of the Freda Koester Estate in the sale of 80 total acres located just west of Coin, Iowa. Farmland is a tightly held asset with ownership often transferring from generation to generation and rarely coming up for sale. This farm has been tightly held by the Koester Family for decades with proud ownership and will be made available to the public via Public Auction. **The auction will take place at 10:00 AM at the Elks Lodge in Shenandoah, Iowa.**

The farm consists of 77.23 FSA tillable acres carrying a CSR2 of 69.4. Primary soil types include Marshall, Colo-Judson, and Exira silty clay loams. Conservation practices have been actively applied with drainage tile and terracing. The field has great access off paved County Highway J52 / C Avenue with several competing grain marketing options located nearby. The farm is leased out for the 2022 crop season and the winning bidder will get all of the 2022 cash rent. There is a developmental wind lease on the property with the potential for much higher payments if selected for wind turbines (Please contact listing agents for details on the current farm and wind lease). The property is located in Section 33 of Morton Township in Page County, Iowa.

Mark your calendars to be with us **Friday, March 25th** for this opportunity to own Iowa farmland! The land auction can also be viewed through our Virtual Online Auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

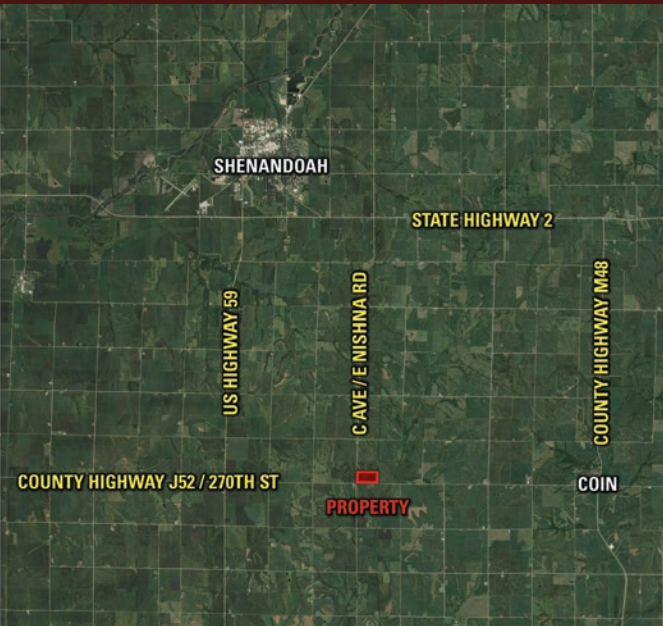


80

Acres m/l

**FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM | LISTING #16010**

*The Estate of
Freda Koester*



DIRECTIONS

From Shenandoah, Iowa: Travel south on South Center Street for 1.3 miles. Turn left and head east onto Highway 2 for 2.0 miles. Turn right onto C Avenue / E Nishna Road and travel south for 6.2 miles. The property will be on the east side of C Avenue / E Nishna Road, at the corner of County Highway J52 and C Avenue.

From Coin, Iowa: Travel west on County Highway J52 / 270th Avenue for 5.2 miles. The property will be on the north side of County Highway J52 / 270th Street, at the corner of County Highway J52 and C Avenue.

Friday, March 25th, 2022

10:00 AM



Shenandoah Elks Lodge

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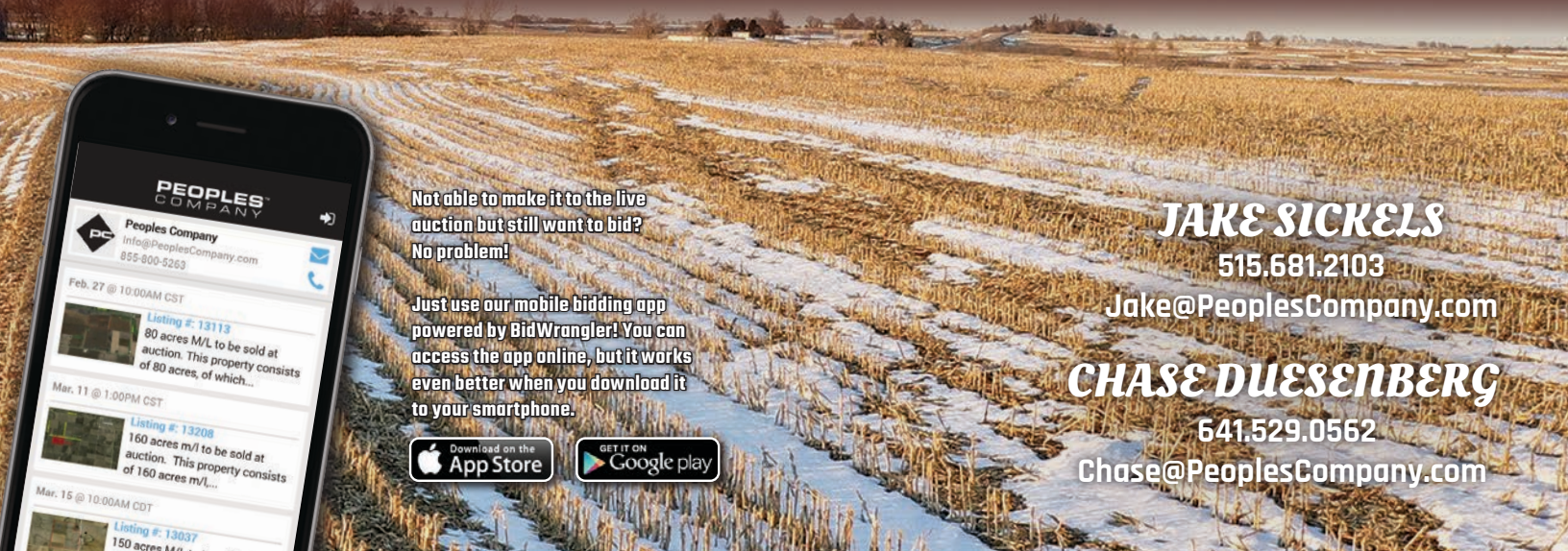
FSA Tillable Soils Map

69.4 CSR2



Code	Soil Description	Acres	% of Field	Legend	CSR2
99D2	Exira silty clay loam	36.17	46.8%		59
11B	Colo-Judson silty clay loams	25.02	32.4%		80
9B	Marshall silty clay loam	7.92	10.3%		95
751D2	Northboro silty clay loam	4.89	6.3%		47
9C2	Marshall silty clay loam	2.02	2.6%		87
Z24D2	Shelby clay loam	1.20	1.6%		52

Weighted Average 69.4



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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MARCH 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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AUCTION TERMS & CONDITIONS

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

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Page 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 Page 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 Thursday, May 5th, 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.

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. 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. The 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.



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