

ONLINE ONLY AUCTION

Tuesday, May 24th, 2022 at 10:00 AM

ALAN MCNEIL 563.321.1125
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102 Surveyed Acres



PeoplesCompany.com
YeggeMcNeilLand.com

CLINTON COUNTY, IOWA

ONLINE ONLY AUCTION

Clinton County, Iowa, Virtual Online Only Land Auction – Mark your calendar for Tuesday, May 24th, 2022 at 10:00 AM! Peoples Company is honored to represent the Wenzel family in the sale of 102 surveyed acres of prime Clinton County, Iowa, farmland carrying CSR2 ratings in the mid 70's!

Of the total 102 surveyed acres in this complete portfolio, the Wenzel family farmland includes 95 FSA cropland acres carrying a CSR2 rating in the mid 70's. Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, these two highly-tillable tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The farmland tracts are open for the 2022 cropping season and the Buyer/s will have immediate possession upon acceptance of earnest money. We are also offering a 5 acre building site in Tract Three.

The three tracts will be offered via *Virtual Online Only* - Public Auction and will take place on May 24th at 10:00 AM at DeWitt, Iowa, 52742. The farmland tracts will be sold as three individual tracts, auction method on a price per acre basis. The tracts will not be offered in their entirety or as any combination at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Listing #16095

Tract 1

29.663 Surveyed Acres with an estimated 29.21 FSA cropland acres carrying a CSR2 value of 74.5

Tract 2

67.353 Surveyed Acres with an estimated 66 FSA cropland acres carrying a CSR2 value of 76.3

Tract 3

5 Surveyed Acres to be surveyed that is a buildable site located on the north side of 160th Street.

CONTACTS

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SCAN THE QR CODE TO
THE LEFT WITH YOUR
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THIS LISTING ONLINE!



700 6TH AVENUE DEWITT, IA 52742



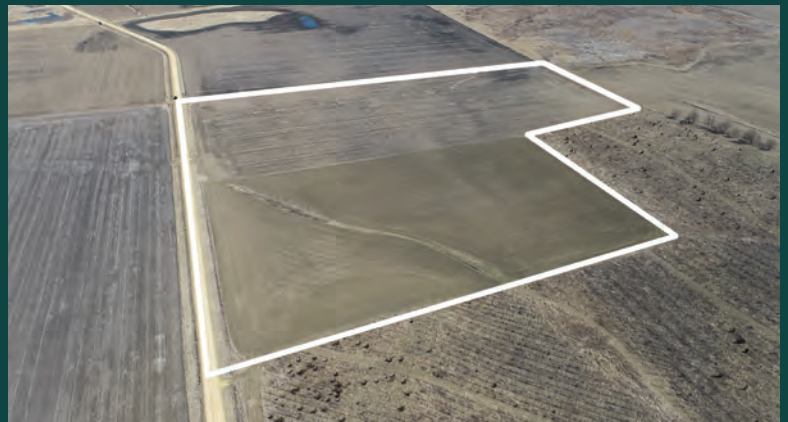
ONLINE ONLY AUCTION

Tuesday, May 24th, 2022 at 10:00 AM

TRACT ONE

160th Street Goose Lake, IA 52750

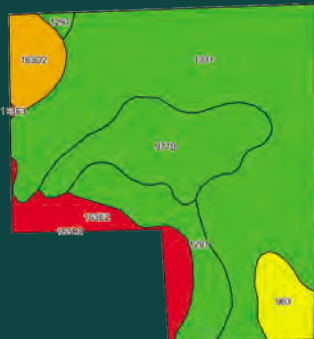
Tract 1 consists of 29.66 surveyed acres 29.21 FSA cropland acres and a CSR2 value of 74.5 including top-producing soil types of Colo silt loam and Richwood silt loam. Located along the south side of 160th Street and south of Goose Lake, Iowa. This tract offers many possibilities as an add-on unit to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.



29.66 Surveyed Acres

DIRECTIONS

From Goose Lake head south on 380th Avenue (Elvira Road) for approximately 1 mile until reaching 160th Street, turn West on 160th Street, follow for 2 miles. The farm is on the south side of the road. Look for signs.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
133+	Colo silt loam	16.19	55.4%	●	78
977B	Richwood silt loam	4.67	16.0%	●	90
1291	Atterberry silt loam	3.13	10.7%	●	85
163E2	Fayette silt loam	2.28	7.8%	●	35
163D2	Fayette silt loam	1.51	5.2%	●	46
963	Elvers silt loam	1.43	4.9%	●	64

Weighted Average 75

Contact

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TRACT TWO

160th Street Goose Lake, IA 52750

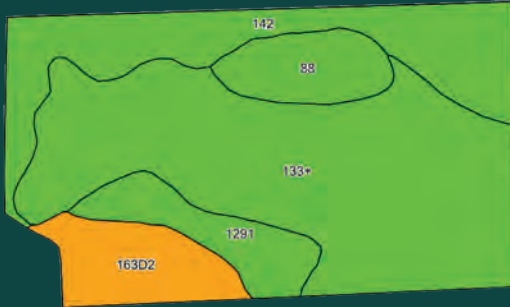
Tract 2 consists of 67.35 surveyed acres with an estimated 66 FSA cropland acres and a CSR2 value of 76.3 including the top-producing soil type of Colo and Chaseburg silt loams. This tract offers many possibilities as an add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio.



67.35 Surveyed Acres

DIRECTIONS

From Goose Lake head south on 380th Avenue for 1 mile until reaching 160th Street, turn West and follow 160th Street for 2 miles.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
133+	Colo silt loam	34.80	52.7%	●	78
142	Chaseburg silt loam	14.46	21.9%	●	79
163D2	Fayette silt loam	6.25	9.5%	●	46
1291	Atterberry silt loam	5.45	8.3%	●	85
88	Nevin silty clay loam	5.04	7.6%	●	95

Weighted Average 77.1

TRACT THREE

160th Street Goose Lake, IA 52750

5 surveyed acres of timber along 160th Street. The parcel is a buildable lot in Clinton Co. and is located just south of Goose Lake, Iowa, on 160th street in Section 5 of Center Township, Clinton County, Iowa. The South driveway along 160th Street will be included in this tract.



5.0 Surveyed Acres

DIRECTIONS

From Goose Lake head south on 380th Avenue for 1 mile and turn west on 160th Street. On 160th Street travel 2.5 miles until reaching the acreage. Look for signs.





102 Surveyed Acres



For more photos and maps,
please visit our website.



Listing #16095



Auction Terms & Conditions

This is an Online Only auction with bidding opening at 10:00 a.m CST on May 24th, 2022

Phone bidding will be available upon request.

HOW TO BID: Go to Peoplescompany.com and click the "Auctions" tab, open up the Peoples Company auction you are interested in. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction. Any questions feel free to call Alan McNeil at 563.321.1125.

AUCTION METHOD: Property will be offered as three individual tracts. At 10:00 CST May 24th, an auctioneer will appear as a live stream under the Peoples Company auction site to begin the Virtual On-line 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.

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 until closing.

CLOSING: Closing will occur on, or about, Saturday, June 30th, 2022. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

POSSESSION: Possession of the property will immediately follow the confirmation of the earnest money payment, Farm is open for the 2022 Crop year.

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 Trust Account, the required earnest money payment. The Seller will provide an Abstract at their expense. Auction is not contingent upon the Buyer obtaining financing. Seller to be provided a warranty deed upon closing. Seller to provide clear and marketable title.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on the day of the auction 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 the figures stated within the marketing material. The 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 the abstract.

Contacts

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