



UPCOMING
Auction **JUNE 16**
10:00 AM



WORTH
COUNTY

JOICE COMMUNITY CENTER | 106 MAIN STREET | JOICE, IA 50446

Chase Duesenberg
641.529.0562
Chase@PeoplesCompany.com



Andrew Zellmer
712.898.5913
AndrewZ@PeoplesCompany.com



UPCOMING *Auction* THURSDAY, JUNE 16TH 10:00 AM

80.59
ACRES M/L



SCAN THE QR CODE TO VIEW THIS LISTING ONLINE OR VISIT
PEOPLES COMPANY.COM | LISTING #16159

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WORTH COUNTY, IOWA LAND AUCTION

Peoples Company is honored to represent the Dorothy A. Dorn Trust in the sale of 80.59 total acres m/l located southwest of Joice, Iowa. Farmland in Worth County has a proud history of agriculture distinction and the Dorn Farm is no exception with over a century of ownership dating back to the early 1900s. The auction will take place at 10:00 AM in the Joice Community Center located in Joice, Iowa.

The farm is nearly 100% tillable including 78.71 FSA cropland acres carrying a CSR2 of 88.1. The soil types on this farm are some of the best in Iowa, including

Clarion Loam, Nicollet Clay Loam, and Webster-Nicollet Complex. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are located in County Drainage Districts No. 3, 8, and 18. The farm is leased for the 2022 crop season and the winning bidder will receive credit at closing for the second half cash rent payment in the amount of \$10,835. The property is located southwest of Joice, Iowa along Aspen Avenue, in Sections 31 & 32 of Bristol Township.

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.

Farm Details

FSA Cropland Acres: 78.71
Corn: 52.40 Base Acres with a PLC Yield of 177
Soybeans: 26.30 Base Acres with a PLC Yield of 45

Net Taxes \$2,494

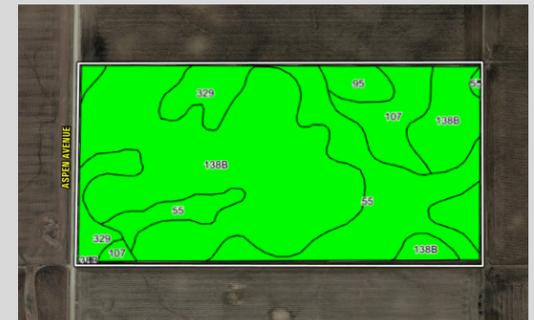
Directions

From Joice, Iowa: Travel south out of Joice on S. Western Street for 0.25 miles. Turn right (west) on County Highway A38 / 410th Street for 1.25 miles until reaching Aspen Avenue. Turn left (south) on Aspen Avenue for 0.25 miles and the farm will be located on the left (east) side of the road marked with a Peoples Company sign.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
138B	Clarion loam	45.59	57.9%		89
55	Nicollet clay loam	18.02	22.9%		89
329	Webster-Nicollet complex	6.92	8.8%		87
107	Webster clay loam	6.01	7.6%		86
95	Harps clay loam	2.17	2.8%		72
Weighted Average					88.1



AUCTION TERMS & CONDITIONS

Seller: Dorothy A. Dorn Trust

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 Worth 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 Worth 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 check or wire transfer. All funds will be held at SettleUp.

Closing: Closing will occur on or before Thursday, July 21st, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm 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.



12119 Stratford Drive, Suite B
Clive, Iowa 50325



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