

UPCOMING AUCTION



remer  
C O U N T Y

200.10  
ACRES M/L

AUCTION TIME

Wednesday,  
June 22<sup>nd</sup>, 2022  
at 10:00AM

The farm is located northeast of  
Frederika along 110th Street and  
Navaho Avenue in Section 8 of  
Frederika Township.

AUCTION LOCATION

Frederika  
Community Center

Travis Smock  
319.361.8089  
Travis@PeoplesCompany.com

Steve Bruere  
515.222.1347  
Steve@PeoplesCompany.com







# 200.10 ACRES M/L

## About

Bremer County Land Auction! Peoples Company is pleased to introduce an exceptional opportunity to own 200.10 acres m/l of farmland located near Frederika, Iowa. The farm will be offered in three individual tracts through the "Buyer's Choice" auction method at 10:00 AM on Wednesday, June 22nd, 2022, at the Frederika Community Center in Frederika, Iowa. The entire farm includes 188.10 FSA cropland acres with an overall CSR2 rating of 81, well above the county average. Primary soil types include the highly productive Tripoli clay loam, Readlyn silt loam, and Oran silt loam. These tracts would be great add-ons for existing farming operations or an investment grade purchase. These tracts are located along Navaho Avenue and 110th Street in Sections 5 and 8 of Frederika Township, Bremer County, Iowa.

**Tract 1:** 73.93 acres m/l with 73.53 FSA tillable acres carrying a CSR2 of 84.1

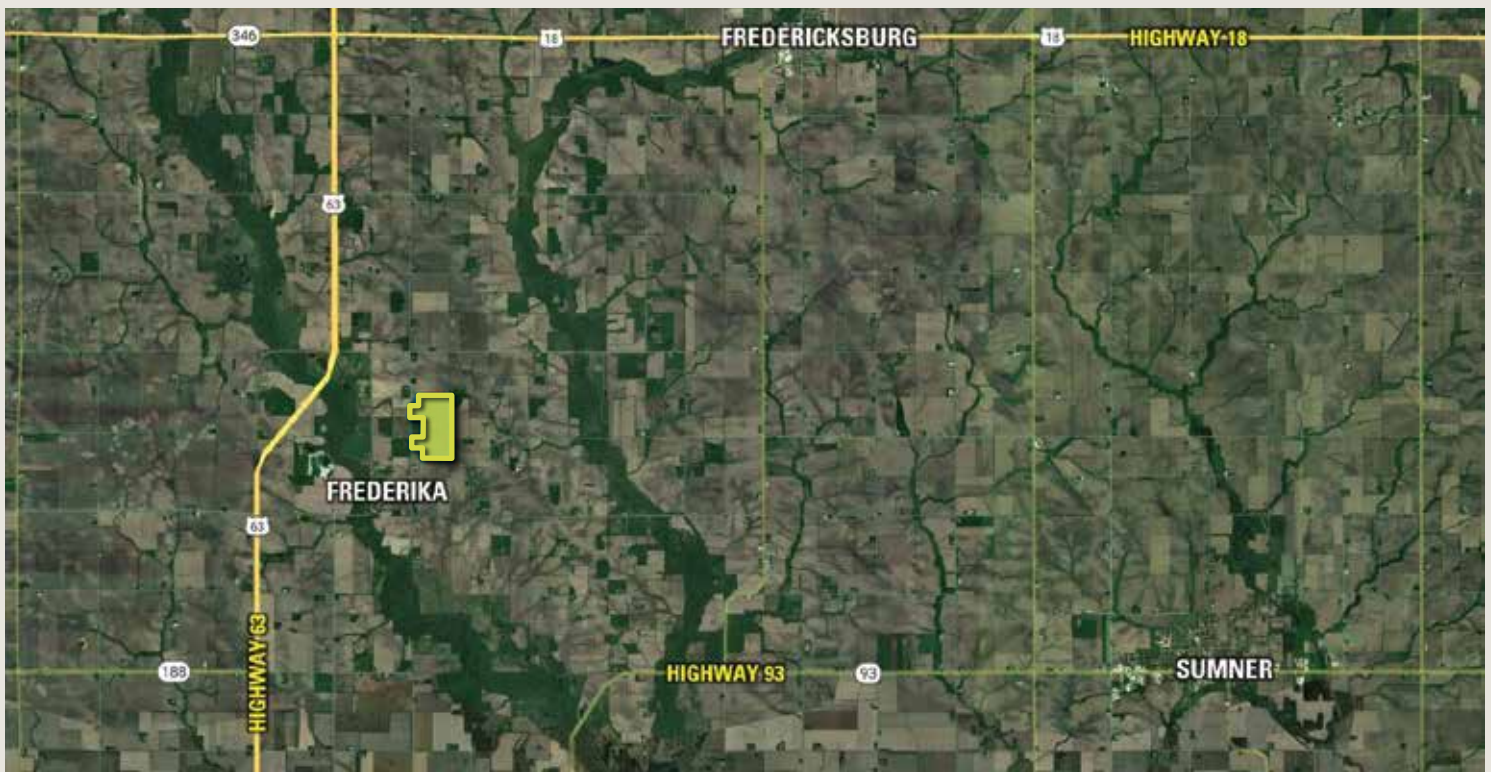
**Tract 2:** 56.18 acres m/l with 47.48 FSA tillable acres carrying a CSR2 of 81.4

**Tract 3:** 69.99 acres m/l with 67.09 FSA tillable acres carrying a CSR2 of 77.2

These farms will be offered via public auction as three individual tracts. The live in-person and simultaneous live online auction will be ran as a "Buyer's Choice" auction method. The auction will take place at 10:00 AM on Wednesday, June 22nd at the Frederika Community Center - 264-298 2nd Avenue, Frederika, Iowa 50631. With the "Buyers Choice" auction method the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all 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.

## Directions

From Frederika: Travel east on 1st Street for 0.5 miles to Navaho Avenue. Head north on Navaho Avenue for 0.5 miles to 110th Street. Tract 3 is located at the southeast corner of this intersection. To visit Tract 2, travel east on 110th Street for 0.25 miles, and the farm is located along the north side of the road. To visit Tract 1 travel north from the intersection for 0.25 miles and the farm is located along the



## Details

Acres: 73.93 Acres M/L

Parcel Number: 0305300002 & 0305300003

School District: Tripoli Community Schools

Net Taxes: \$2,454.00

CSR2: 84.10

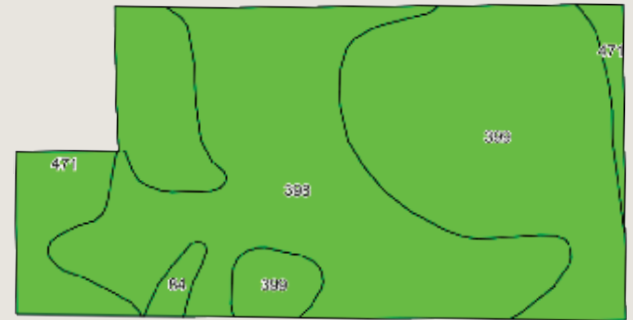
Travis Smock | 319.361.8089

Travis@PeoplesCompany.com



## Description

Tract one consists of 73.93 acres m/l with approximately 73.53 FSA tillable acres carrying a CSR2 of 84.1. The primary soil types on this nearly 100% tillable tract are Tripoli clay loam and Readlyn silt loam. This tract is located along the east side of Navaho Avenue in Section 5 of Frederika Township.



## Directions

From Frederika: Travel east on 1st Street for 0.5 miles to Navahoe Avenue. Head north on Navaho Avenue for 0.5 miles to 110th Street. Travel north from the intersection for 0.25 miles and Tract 1 is located along the east side of the road.

Code	Soil Description	Acres	%of Field	Legend	CSR2
398	Tripoli clay loam	31.55	42.9%		82
399	Readlyn silt loam	28.07	38.2%		91
471	Oran loam	12.95	17.6%		74
84	Clyde silty clay loam	0.96	1.3%		88

Weighted Average 84.1

## AUCTION DETAILS

**Auction Method:** All three 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, two, or all of the tracts for their high bid. The “Buyer’s Choice Auction Method” auctioning will continue until all three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

**Tract 1:** 73.93 Acres M/L

**Tract 2:** 56.18 Acres M/L

**Tract 3:** 69.99 Acres M/L

**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 Bremer 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 Bremer County FSA and NRCS offices.



## Details

Acres: 56.18 Acres M/L

Parcel Number: 0305300005 & 0305300006

School District: Tripoli Community Schools

Net Taxes: \$1,646.00

CSR2: 81.40

Steve Bruere | 515.222.1347

Steve@PeoplesCompany.com



## Description

Tract two consists of 56.18 acres m/l with approximately 47.48 FSA tillable acres carrying a CSR2 of 81.4. The primary soil types on this farm are the highly productive Tripoli clay loam and Readlyn silt loam. In addition to the high quality soil soils, this property offers approximately 9 acres of land that add recreational value or could be used as a building site or hard to find pasture. This tract is located along the north side of 110th Street in Section 5 of Frederika Township.



## Directions

From Frederika: Travel east on 1st Street for 0.5 miles to Navahoe Avenue. Head north on Navaho Avenue for 0.5 miles to 110th Street. Travel east on 110th Street for 0.25 miles and thTract 2 is located along the north side of the road.

Code	Soil Description	Acres	%of Field	Legend	CSR2
398	Tripoli clay loam	31.55	41.0%		82
399	Readlyn silt loam	28.07	39.5%		91
471	Oran loam	12.95	12.0%		74
41B	Sparta loamy fine sand	3.52	7.4%		39
84	Clyde silty clay loam	0.96	0.2%		88

Weighted Average 81.4

**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 Engelbrecht and Buchholz, PLLC Trust Account.

**Closing:** Closing will occur on or before Thursday, August 4th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Closing Attorney:** David Engelbrecht of Engelbrecht and Buchholz, PLLC, Waverly, Iowa.

**Possession:** Possession of the farm will be given at closing, subject to tenant's rights.

**Farm Lease:** The farm is leased for the 2022 cropping season. the Buyer(s) will receive a credit for the second half payment of the cash rent at closing. Contact agent for details.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Engelbrecht and Buchholz, PLLC 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.

## Details

Acres: 69.99 Acres M/L

Parcel Number: 0308100001 & 0308100004

School District: Tripoli Community Schools

Net Taxes: \$2,030.00

CSR2: 77.20

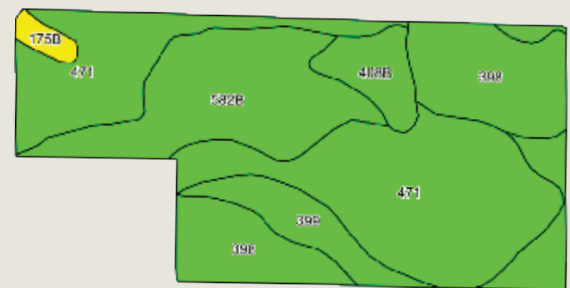


## Description

Tract three consists of 69.99 acres m/l with approximately 67.09 FSA tillable acres carrying a CSR2 of 77.2. The primary soil types on this high-percentage tillable tract are Oran loam, Kasson loam, and Tripoli clay loam. This farm is located along the south side of 110th Street and the east side of Navaho Avenue in Section 8 of Frederika Township.

## Directions

From Frederika: Travel east on 1st Street for 0.5 miles to Navahoe Avenue. Head north on Navaho Avenue for 0.5 miles to 110th Street. Tract 3 is located at the southeast corner of this intersection.



Code	Soil Description	Acres	%of Field	Legend	CSR2
471	Oran loam	28.30	42.2%	<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90;"></span>	74
582B	Kasson loam	13.76	20.5%	<span style="display:inline-block; width:15px; height:15px; background-color:#3CB371;"></span>	75
398	Tripoli clay loam	13.30	19.8%	<span style="display:inline-block; width:15px; height:15px; background-color:#228B22;"></span>	82
399	Readlyn silt loam	7.44	11.1%	<span style="display:inline-block; width:15px; height:15px; background-color:#008000;"></span>	91
408B	Olin fine sandy loam	3.34	5.0%	<span style="display:inline-block; width:15px; height:15px; background-color:#3CB371;"></span>	71
175B	Dickinson fine sandy loam	0.95	1.4%	<span style="display:inline-block; width:15px; height:15px; background-color:#FFFF00;"></span>	50

Weighted Average    77.2

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.

2300 Swan Lake Boulevard, Ste 300  
Independence, IA 50644



PeoplesCompany.com  
Listing #16193

Register to bid online at <http://PeoplesCompany.Bidwrangler.com/>



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**ACRES M/L**

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