

FARMLAND AUCTION

PC

KOSSUTH COUNTY

241
Acres m/l

Tuesday, July 19th, 2022

Columbia Event Center
1501 E Walnut St
Algona, IA

Alan McNeil

563.321.1125
Alan@PeoplesCompany.com

Doug Yegge

563.320.9900
Doug@PeoplesCompany.com



Listing #16236 | YeggeMcNeilLand.com | PeoplesCompany.com



KOSSUTH COUNTY

Kossuth County, Iowa, Land Auction – Mark your calendar for Tuesday, July 19th, 2022, at 10:00 AM in the Columbia Event Center, 1501 E Walnut St, Algona, IA! Peoples Company is honored to represent the Grimm Family/DMG Corp. in the sale of 240 acres more or less, (to be surveyed), of prime Kossuth Co., Iowa, farmland carrying CSR2 soils ratings in the mid-50s to mid-80s!

Of the total 240 acres m/l in this complete portfolio, the Grimm Family/DMG Corp. farmland includes 233.57 FSA cropland acres, carrying a CSR2 rating in the mid-50s and mid-80s. Located in a strong farming community near several competing grain markets, including both grain elevators and ethanol plants, these three highly-tillable tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. Closing is to take place on September 1st, 2022. Farm to be open for the 2023 crop year.

- Tract 1: 80 Acres M/L with an estimated 76.33 FSA cropland acres carrying a CSR2 value of 80.1.
- Tract 2: 120 Acres M/L with an estimated 112.05 FSA cropland acres carrying a CSR2 value of 84.5.
- Tract 3: 41 Acres M/L with an estimated 40.92 FSA cropland acres carrying a CSR2 value of 59.33.

The three tracts will be offered via Public Auction and will take place at 10:00 AM in the Columbia Event Center, 1501 E Walnut St, Algona, IA, 50511. The farmland tracts will be sold as three individual tracts using the “Buyers Choice” auction method on a price per acre basis, and the high bidder can take, in any order, one, two, or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Contact

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TRACT ONE



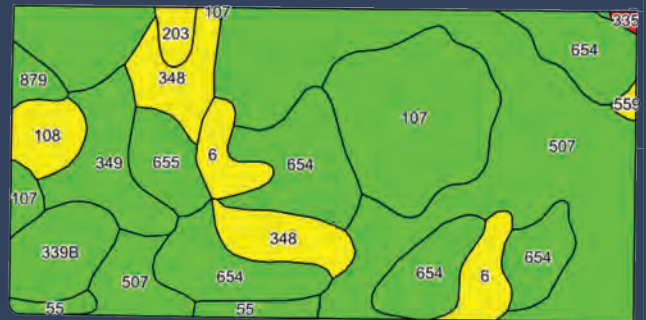
Tract one consists of 80 acres to be surveyed with approximately 76.33 FSA tillable acres carrying a CSR2 of 80.3. The primary soil types on this nearly 100% tillable tract are Caniesto clay loam and Corwith silt loam. This tract is located along the east side of 30th Avenue and North side of 190th Street, in Section 16 of Whittemore Township.

190TH STREET, ALGONA, IA 50511

Head south out of Whittemore 1.5 miles on P16 until 190th St. where you will turn east. Drive down 190th St. 1.5 miles to the farm.

Tillable Soils Map

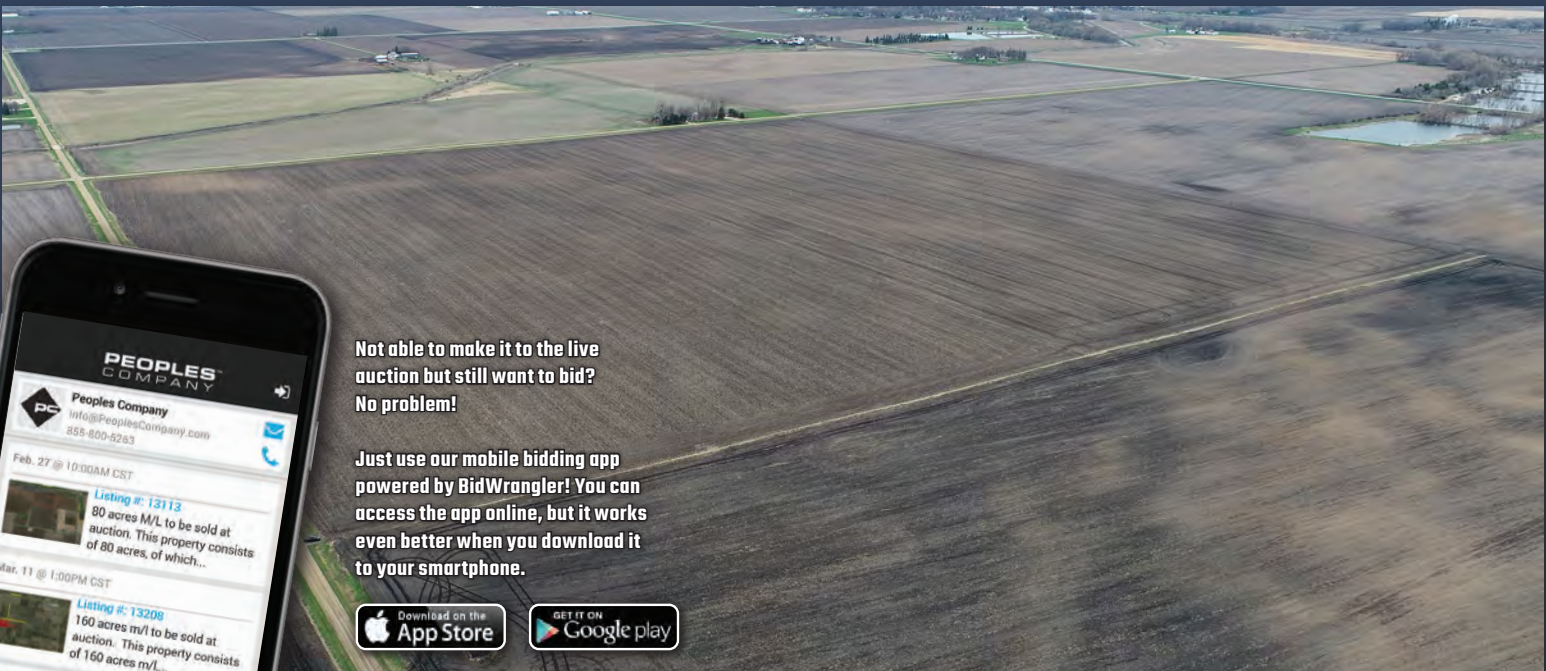
Code	Soil Description	Acres	% of Field	Legend	CSR2
507	Canistee clay loam	27.63	36.2%		84
654	Corwith loam	15.49	20.3%		83
107	Webster clay loam	9.85	12.9%		86
348	Fieldon loam	5.23	6.9%		54
349	Darfur loam	3.93	5.1%		74
6	Okoboji silty clay loam	3.32	4.3%		59
339B	Truman silt loam	3.28	4.3%		95
655	Crippin loam	2.31	3.0%		91
108	Wadena loam	1.90	2.5%		56
55	Nicollet clay loam	1.38	1.8%		89
879	Fostoria loam	0.85	1.1%		95
203	Cylinder loam	0.77	1.0%		58
559	Talcot clay loam	0.22	0.3%		54
335	Harcot loam	0.17	0.2%		39



CSR2
80.3

80
Acres m/L

Weighted Average: 80.1



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.



PEOPLES COMPANY
 Peoples Company
 info@PeoplesCompany.com
 855-800-6283

Feb. 27 @ 10:00AM CST
 Listing #: 13113
 80 acres M/L to be sold at auction. This property consists of 80 acres, of which...

Mar. 11 @ 1:00PM CST
 Listing #: 13208
 160 acres m/l to be sold at auction. This property consists of 160 acres m/l...

Mar. 15 @ 10:00AM CDT
 Listing #: 13037
 150 acres M/L to be sold at auction. This property consists of 150 acres M/L...



TRACT TWO

Tract two consists of 120 acres to be surveyed with approximately 116.32 FSA tillable acres carrying a CSR2 of 84.5. The primary soil types on this high-percentage tillable tract are Clarion loam, Nicollet loam, and Clarion clay loam. This farm is located along the east side of 90th avenue in Section 21 of Kossuth Township.

CSR2
84.5

120
Acres m/l

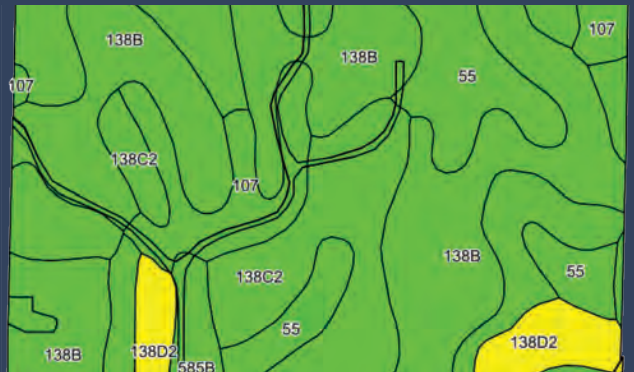
90TH AVENUE, ALGONA, IA 52742

Head west out of Algona on Highway 18 for two miles until reaching P30. Turn south on P30 and head south for three miles. The farm is on the east side of the road. Look for signs near the property.

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
138B	Clarion loam	45.40	39.0%		89
138C2	Clarion loam	24.46	21.0%		83
55	Nicollet clay loam	23.51	20.2%		89
107	Webster clay loam	8.22	7.1%		86
138D2	Clarion loam	7.94	6.8%		51
585B	Colo-Spillville complex	6.79	5.8%		79

Weighted Average: 84.3



10:00 AM

Tuesday, July 19th, 2022

Columbia Event Center
1501 E Walnut St
Algona, IA



TRACT THREE

Tract three consists of 41 acres, to be surveyed, with approximately 40.92 FSA tillable acres carrying a CSR2 of 58.8. The primary soil types on this nearly 100% tillable tract are Webster clay loam and Ridgeport sandy loam. This tract is located along the north side of 115 St. in Section 25 of Riverdale Township.

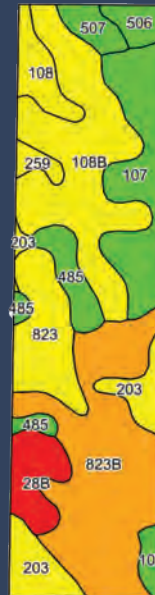
115TH STREET, ALGONA, IA 50511

Head south out of Algona on Highway 169 for 8 miles, turn east onto 130th St. for 1 mile. Turn south on 130th Ave for 1.5 miles. Finally, turn west to the farm, and look for signs.

Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
823B	Ridgeport sandy loam	10.82	26.4%		49
108B	Wadena loam	8.91	21.8%		52
107	Webster clay loam	6.38	15.6%		86
823	Ridgeport sandy loam	3.56	8.7%		56
203	Cylinder loam	3.20	7.8%		58
28B	Dickman sandy loam	2.04	5.0%		20
485	Spillville loam	1.98	4.8%		88
108	Wadena loam	1.56	3.8%		56
506	Wacousta silty clay loam	1.00	2.4%		74
507	Canisteo clay loam	0.95	2.3%		84
259	Biscay clay loam	0.52	1.3%		52

Weighted Average: 58.9



41
Acres m/l

CSR2
58.8



700 6th Avenue
DeWitt, IA 52742



YeggeMcNeilLand.com
PeoplesCompany.com



SCAN THE QR CODE ABOVE WITH
YOUR PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

Contact

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Auction Terms & Conditions

ONLINE BIDDING: Register to bid at
<http://peoplescompany.bidwrangler.com>

AUCTION METHOD: The three tracts will be offered via Public Auction and will take place at 10:00 AM in the Columbia Event Center, 1501 E Walnut St, Algona, IA. All farmland 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 all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 80 Acres M/L to be Surveyed
Tract 2: 120 Acres M/L to be Surveyed
Tract 3: 41 Acres M/L to be Surveyed

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 Kossuth 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 Kossuth 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 September 1st, 2022 on all Tracts. 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 open for the 2023 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 the required earnest money payment. The Seller will provide a current abstract at their expense. The 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on 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 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.

Seller: Grimm Family/DMG Corp.

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