

WEDNESDAY, AUGUST 31ST, 2022 AT 10:00 AM

Joice Community Center | 106 Main Street | Joice, IA 50446

Worth County LAND AUCTION



»» 149.81 ACRES M/L ««

CHASE DUESENBERG | 641.529.0562
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CENTURY FARM

This farm is recognized by the State of Iowa as a Century Farm that has been in the Thoen family for over 100 years and has not been available to the public since 1876. The Century Farms Program recognizes and honors those individuals and families who have owned the farmland for 100 years or more. The program began in 1976 as part of the Bicentennial Celebration when over 5,000 certificates and farm markers were distributed across Iowa at local ceremonies. Since 1976, more than 15,000 families have been recognized.

DIRECTIONS

From Kensett, Iowa: Travel west out of Kensett on County Highway A38 / 410th Street for 4 miles and the farm will be located on the left (south) side of the road marked with a Peoples Company sign.

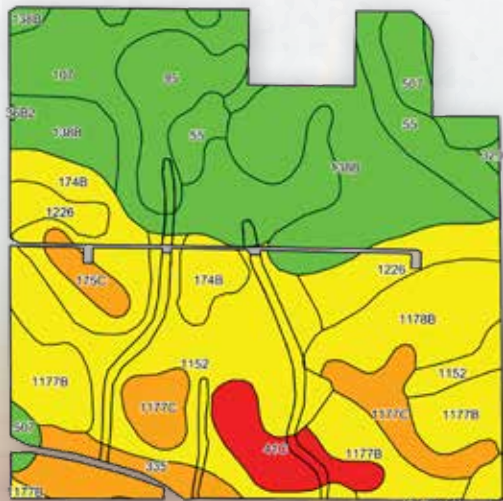


From Joice, Iowa: Travel east out of Joice on County Highway A38 / 410th Street crossing Interstate 35 (Exit 208) for 7.5 miles and the farm will be located on the right (south) side of the road marked with a Peoples Company sign.

DETAILS

Estimated FSA Cropland Acres: 142.64
Corn: 80.08 Base Acres (Estimated) with a PLC Yield of 170
Soybeans: 57.23 Base Acres (Estimated) with a PLC Yield of 45
The farm is enrolled in ARC-CO

**Farm Program Information is subject to change when the farm is reconstituted by the Worth County FSA and NRCS offices.*



CODE	SOIL DESCRIPTION	ACRES	% of Field	CSR2	LEGEND
1152	Marshan clay loam	25.34	17.8%	54	<div></div>
138B	Clarion loam	20.37	14.3%	89	<div></div>
107	Webster clay loam	18.06	12.7%	86	<div></div>
1177B	Saude loam	12.49	8.8%	55	<div></div>
174B	Bolan loam	9.90	6.9%	63	<div></div>
1178B	Waukee loam	8.90	6.2%	64	<div></div>
55	Nicollet clay loam	7.69	5.4%	89	<div></div>
1226	Lawler loam	7.56	5.3%	59	<div></div>
1177C	Saude loam	7.39	5.2%	50	<div></div>
95	Harps clay loam	7.31	5.1%	72	<div></div>
41C	Sparta loamy fine sand	5.57	3.9%	34	<div></div>
335	Harcot loam	5.48	3.8%	37	<div></div>
507	Canisteo clay loam	4.36	3.1%	84	<div></div>
175C	Dickinson fine sandy loam	1.90	1.3%	47	<div></div>
329	WebsterNicollet complex	0.26	0.2%	87	<div></div>
1236B2	Angus loam	0.06	0.0%	83	<div></div>
Weighted Average		66.7			



DESCRIPTION

Worth County, Iowa Land Auction - Mark your calendar for Wednesday, August 31st, 2022! Peoples Company is pleased to offer a "Century Farm" consisting of 149.81 acres m/l located west of Kensett, Iowa. Farmland in Worth County has a proud history of agriculture distinction and the Thoen Farm is no exception with well over a century of ownership dating back to 1876. The auction will take place at 10:00 AM in the Joice Community Center located in Joice, Iowa.

The farm consists of 142.64 FSA tillable acres carrying a CSR2 of 66.7. Primary soil types include Marshan, Clarion, and Webster clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land). The farm lease has been terminated and is open for the 2023 growing season. Private drainage tile has been installed on the farm and a wetland determination was completed in 1991 designating the farm "prior converted" or PC, allowing for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions.

Conservation practices have been actively applied with CRP waterways consisting of 4.4 acres. The contract includes CRP practice CP8A with an annual payment of \$923 or \$209.66 per acre. In addition to the high-quality farm ground, Avangrid has two wind turbines on the property. The annual payments are paid in December. Don't miss your chance to own a nice Northern Iowa farm with extra income from a wind turbine lease. The farm is located west of Kensett in Section 35 of Brookfield Township, Worth County, Iowa.

** ITC Midwest has an easement for an overhead electric transmission line running north and south along the east boundary line of the property. The easement area is 100 feet in width.*

AVANGRID TURBINE PAYMENTS

2022: \$13,114.82
2023: \$13,377.12
2024: \$13,644.66
See Peoples Company website for scheduled payments through 2032.

»» 149.81 ACRES M/L ««



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com



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



AUCTION DETAILS

SELLER: Thoen Family

AUCTION LOCATION:

Joice Community Center
106 Main Street, Joice, IA 50446

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, October 13th, 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.

FARM LEASE: The current farm lease has been terminated. The farm will be open for the 2023 crop season.

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.