

**FARMLAND AUCTION - OFFERED AS TWO TRACTS**

# CLINTON COUNTY

 *Iowa*



**WEDNESDAY, AUGUST 10TH, 2022, AT 10:00 AM**

**DEWITT COMMUNITY CENTER**

**512 10TH ST, DEWITT IA**

**ALAN MCNEIL 563.321.1125**  
**ALAN@PEOPLES COMPANY.COM**

**DOUG YEGGE 563.320.9900**  
**DOUG@PEOPLES COMPANY.COM**



## LISTING #16289

Clinton County, Iowa, Land Auction – Mark your calendar for Wednesday, August 10th, 2022, at 10:00 AM in the DeWitt Community Center, 512 10th St, DeWitt IA. Peoples Company is honored to represent the Arthur Family, in the sale of 157.37 Surveyed Acres of prime Clinton Co., Iowa, farmland, carrying CSR2 soils ratings in the mid-60s to mid-70s!

Of the total 157.37 Surveyed Acres in this complete portfolio, the Arthur Family, farmland includes 155.84 estimated FSA cropland acres, carrying a CSR2 rating in the mid-60s and mid-70s. 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. Closing is to take place on October 15th, 2022. Farm to be open for the 2023 crop year.

### Tract 1

78.69 Surveyed Acres with an 76.84 FSA cropland acres carrying a CSR2 value of 74.3.

### Tract 2

78.68 Surveyed Acres with an 79 FSA cropland acres carrying a CSR2 value of 63.9.

The Arthur Family farmland will be offered via Public Auction and will take place at 10:00 AM in the DeWitt Community Center, 512 10th St, DeWitt, IA, 52742. Two tracts will be sold at auction using the "Bidder's Choice" method on a price per acre basis. The high bidder can take, in any order, one or both 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.

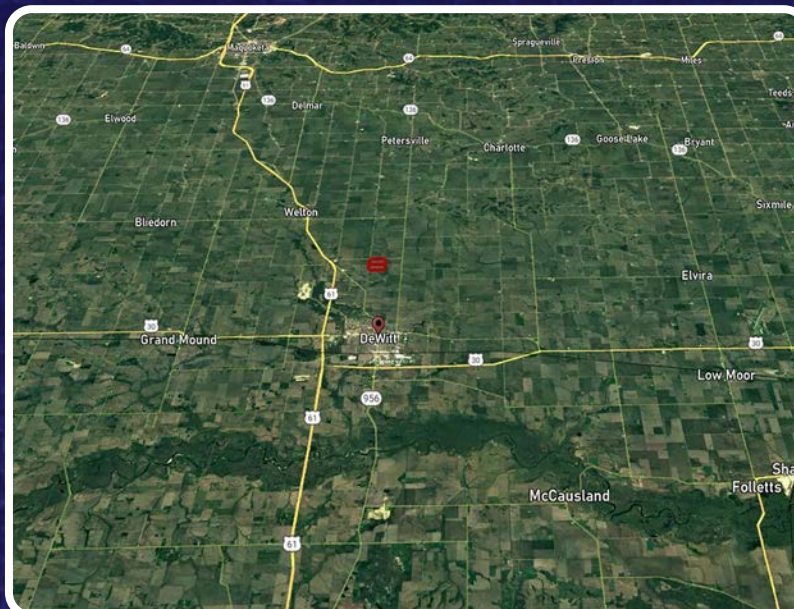
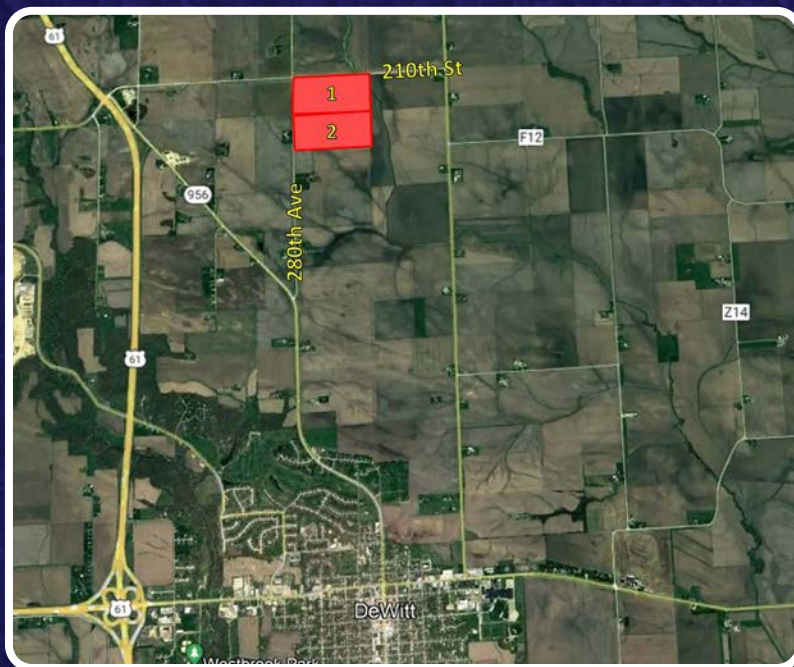
# CLINTON COUNTY Iowa

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## TRACT ONE

Tract 1 consists of 78.69 Surveyed Acres with 76.84 FSA tillable acres carrying a CSR2 of 73.5. The primary soil types on this nearly 100% tillable tract are Kenyon loam and Waukegan silt loam. This tract is located along the east side of 280th Avenue and the south side of 210th Street, in Section 31 of DeWitt "N" Township, Clinton Co., Iowa.

### TILLABLE SOILS MAP

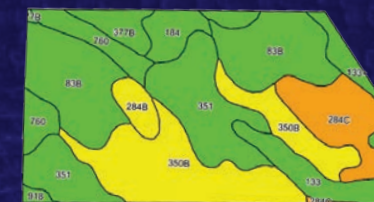
CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
83B	Kenyon loam	17.89	23.3%	90
350B	Waukegan silt loam	17.87	23.3%	55
351	Atterberry silt loam	13.81	18.0%	80
284C	Flagler sandy loam	7.44	9.7%	46
760	Ansgar silt loam	4.72	6.1%	80
133	Colo silty clay loam	4.63	6.0%	78
377B	Dinsdale silt loam	3.39	4.4%	95
184	Klinger silt loam	2.73	3.6%	95
284B	Flagler sandy loam	2.04	2.7%	51
133+	Colo silt loam	1.86	2.4%	78
918	Garwin silty clay loam	0.46	0.6%	84

WEIGHTED AVERAGE: 73.5



### 280TH AVENUE, DEWITT, IA 52742

80 Acres being the North 1/2 of the Northwest 1/4 of Section 31 Township 82 North, Range 4 East.



### DIRECTIONS

From DeWitt travel north on 280th avenue for 1.5 miles until reaching the farm. The farm is located on the east side of the road. Look for signs.



### 280TH AVENUE, DEWITT, IA 52742

The South 1/2 of the Northwest 1/4 of Section 31 DeWitt North Township 82 North 4 East Clinton Co. Iowa



### DIRECTIONS

From DeWitt head north on 280th Avenue (Old Highway 61) and travel for 1.4 miles. Farm is located on the East side of the road.

## TRACT TWO

Tract 2 consists of 78.68 Surveyed Acres with 79 FSA cropland acres and a CSR2 value of 63.9 including top-producing soil types of Waukegan silt loam and Garwin silty clay loam. Located along the East side of 280th Street and just north of DeWitt 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.

### TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
350B	Waukegan silt loam	35.07	44.4%	55
918	Garwin silty clay loam	13.25	16.8%	84
351	Atterberry silt loam	10.44	13.2%	80
284B	Flagler sandy loam	6.32	8.0%	51
177B	Saude loam	5.23	6.6%	55
133	Colo silty clay loam	4.86	6.2%	78
284C	Flagler sandy loam	2.34	3.0%	46
1727	Udolpho loam	1.49	1.9%	48

WEIGHTED AVERAGE: 63.9

## AUCTION DETAILS



DEWITT COMMUNITY CENTER  
512 10TH STREET  
DEWITT, IOWA 52742







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## Auction Terms & Conditions

**ONLINE BIDDING:** Register to bid at  
[HTTP://PEOPLESCOMPANY.BIDWRANGLER.COM](http://PEOPLESCOMPANY.BIDWRANGLER.COM)

**AUCTION METHOD:** The two tracts will be offered via Public Auction and will take place at 10:00 AM at the DeWitt Community Center, DeWitt, Iowa. Both 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 both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both 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: 78.69 SURVEYED ACRES**  
**TRACT 2: 78.68 SURVEYED ACRES**

**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 Clinton 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 Clinton 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 October 15, 2022. 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 Cropping 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: THE ARTHUR FAMILY**

