

LAND AUCTION | THURSDAY, SEPTEMBER 8TH AT 10:00 AM



Scan the QR Code to view listing #16318 online or visit PeoplesCompany.com

Mark your calendar for Thursday, September 8th, 2022! Farmland is a tightly held asset with ownership often transferring from generation to generation and rarely coming up for sale. Peoples Company is pleased to announce that a farm owned by the Haley family will be made available and sold via public auction. The auction will consist of 188 acres m/l to be sold in two separate tracts on Thursday, September 8th, 2022 at 10:00 AM at the Riceville Community Center in Riceville, Iowa.

These tracts would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. Both tracts have great access off paved Dale Avenue with several competing grain marketing options located nearby. Private drainage tile has been installed and conservation practices have been actively applied with CRP waterways/filter strips. The current farm lease has been terminated and the farming rights are available for the upcoming 2023 season. These tracts are located northeast of Riceville, Iowa in Section 16 of Jamestown Township.

DIRECTIONS

From Riceville, Iowa: Travel east on Iowa Highway 9 for 3 miles until reaching Dale Avenue. Turn left (north) on Dale Avenue for 2 miles and the property will be located on the left (west) side of the road marked with Peoples Company signs.



SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Chase Duesenberg

641.529.0562

Chase@PeoplesCompany.com

Auction Location

Riceville Community Center

119 West Main Street | Riceville, IA 50466



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
Listing #16318

HOWARD COUNTY

188 ACRES M/L
Offered in 2 Separate Tracts



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AUCTION TERMS & CONDITIONS

HOWARD COUNTY LAND AUCTION
 188 Acres M/L
 Offered in Two Separate Tracts
 Thursday, September 8th, 2022 at 10:00 AM

AUCTION LOCATION:
 Riceville Community Center
 119 West Main Street
 Riceville, IA 50466

AUCTION METHOD: Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Howard 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 Howard 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 SettleUP Trust Account.

CLOSING: Closing will occur on or before Thursday, October 20th, 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 farm will be given at closing, subject to farm tenant's rights.

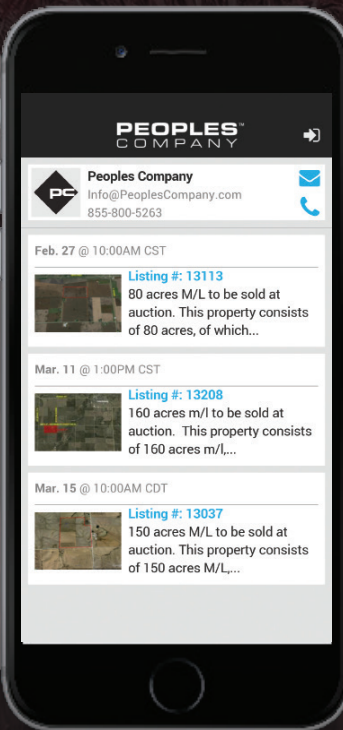
FARM LEASE: The farm lease has been terminated and is open for the 2023 crop season.

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. The 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. 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 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 the Abstract.



ONLINE BIDDING AVAILABLE

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.



For more information visit **PEOPLESCOMPANY.COM**



TRACT 1 104 Acres M/L | CRS2 83.3



Tract 1 consists of 104 acres m/l with approximately 100.19 FSA tillable acres carrying a CSR2 of 83.3. Primary soil types include Oran, Clyde, and Floyd loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private drainage tile has been installed.

Conservation practices have been actively applied to Tract 1 with CRP waterways/filter strips consisting of 5.24 estimated acres. The contracts include CRP practices CP8A and CP21 with an estimated annual payment of \$1,077. The current farm lease has been terminated and the farming rights are available for the upcoming 2023 season. Tract 1 is located northeast of Riceville in Section 16 of Jamestown Township, Howard County, Iowa.

TILLABLE SOILS					
Code	Soil Description	Acres	% of Field	Legend	CSR2
471B	Oran loam	27.59	27.5%		74
84	Clyde silty clay loam	23.71	23.7%		88
198B	Floyd loam	20.52	20.5%		89
171B	Bassett loam	20.29	20.3%		85
407B	Schley silt loam	6.77	6.8%		81
83B	Kenyon loam	0.76	0.8%		90
391B	Clyde-Floyd complex	0.55	0.5%		87
Weighted Average					83.3



TRACT 2 84 Acres M/L | CRS2 84.6



Tract 2 consists of 84 acres m/l with approximately 64.9 FSA tillable acres carrying a CSR2 of 84.6. Primary soil types include Floyd, Oran, and Bassett loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private drainage tile has been installed.

Conservation practices have been actively applied to Tract 2 with CRP filter strips consisting of 12.2 acres. The contract includes CP21 with an annual payment of \$2,342. The current farm lease has been terminated and the farming rights are available for the upcoming 2023 season. Tract 2 is located northeast of Riceville in Section 16 of Jamestown Township, Howard County, Iowa.

TILLABLE SOILS					
Code	Soil Description	Acres	% of Field	Legend	CSR2
198B	Floyd loam	24.15	37.2%		89
471B	Oran loam	14.76	22.7%		74
171B	Bassett loam	12.34	19.0%		85
84	Clyde silty clay loam	12.33	19.0%		88
394B	Ostrander loam	1.32	2.0%		88
Weighted Average					84.6



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