

Land Auction

CLINTON COUNTY, IA

77.20
CSR2

120 Acres M/L

Listing #16326

August 23rd, 2022 AT 10:00 AM | Grand Mound Community Center

Alan McNeil | 563.321.1125
Alan@PeoplesCompany.com

Douglas Yegge | 563.320.9900
Doug@PeoplesCompany.com





About The Property

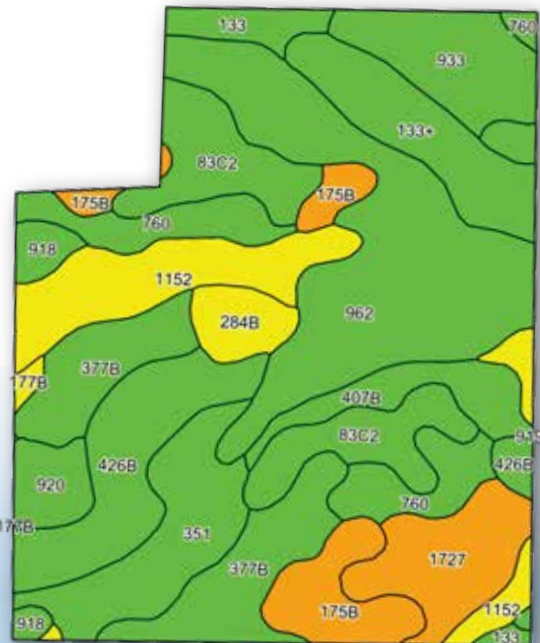
Mark your calendar for August 23rd, 2022, at 10:00 AM in the Grand Mound Community Center, 510 Smith St, Grand Mound IA. Peoples Company is honored to represent the Traver Family, in the sale of 120 acres m/l (to be surveyed) of prime Clinton Co., Iowa, farmland, carrying a CSR2 of 77.2! Of the total 120 m/l acres in this complete portfolio, the Traver Family, farmland includes 113.63 FSA cropland acres.

Located in a strong farming community near several competing grain markets, including both grain elevators and ethanol plants. This highly-tillable tract 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 December 1, 2022. Farm to be open for the 2023 crop year.

The Traver Family farmland will be offered via Public Auction and will take place at 10:00 AM in the Grand Mound Community Center, 510 Smith St, Grand Mound, IA, 52742. The farm will sell as one individual parcel on a "per acre" basis. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

Farm is located in Section 12 Of DeWitt "N" Township or about 3 miles East of DeWitt.



CODE	SOIL DESCRIPTION	ACRES	% of Field	CSR2	LEGEND
962	Elvira silty clay loam	22.72	18.9%	83	Green
377B	Dinsdale silt loam	11.47	9.6%	95	Green
83C2	Kenyon loam	10.41	8.7%	84	Green
1152	Marshan clay loam	9.99	8.3%	54	Yellow
426B	Aredale loam	9.64	8.0%	91	Green
351	Atterberry silt loam	8.19	6.8%	80	Green
760	Ansgar silt loam	7.38	6.2%	80	Green
133+	Colo silt loam	7.26	6.0%	78	Green
1727	Udolpho loam	6.62	5.5%	48	Orange
175B	Dickinson fine sandy loam	6.39	5.3%	50	Orange
933	Sawmill silty clay loam	6.32	5.3%	78	Green
407B	Schley loam	3.98	3.3%	81	Green
284B	Flagler sandy loam	2.56	2.1%	51	Yellow
920	Tama silt loam	2.52	2.1%	97	Green
133	Colo silty clay loam	2.40	2.0%	78	Green

Weighted Average 77.2

Directions

From DeWitt head east out of town on Old Hwy 30 for 4 miles until the road stops at 330th Ave. Turn left on 330th Ave. and keep going for 1 mile until you turn right on 235th St. The farm will be 1/2 mile down the road on the right-hand side. Look for signs.

Farm Details

DCP Cropland Acres: 113.63
 Corn Base: 77.1 Acres with a PLC Yield of 150
 Bean Base: 36.5 Acres with a PLC Yield of 52



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

**77.20
CSR2**



700 6th Ave.,
DeWitt, IA 52742

PeoplesCompany.com

Yeggemcneiland.com

Listing #16326

CLINTON
COUNTY | IOWA

Land Auction



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.



AUCTION DETAILS

CLINTON COUNTY, IOWA LAND AUCTION

120 m/l (to be surveyed)

Tuesday, August 23rd, 2022 at 10:00 AM

SELLER: Traver Family

AUCTION LOCATION:

Grand Mound Community Center

510 Smith Street, Grand Mound, Iowa 52742

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

AUCTION METHOD: Farm will be offered in one tract. All bids will be on a price per acre amount.

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 December 1, 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.

August 23rd, 2022 AT 10:00 AM | Grand Mound Community Center

Alan McNeil | 563.321.1125
Alan@PeoplesCompany.com

Douglas Yegge | 563.320.9900
Doug@PeoplesCompany.com

