

BOONE COUNTY, IOWA FARMLAND AUCTION

Uthe Family Farm

80

ACRES M/L

WEDNESDAY, OCTOBER 19TH



2022 AT 10:00 AM



Fairview Lodge | 708 Grove Avenue | Story City, Iowa 50248

Matt Adams

515.423.9235

Matt@PeoplesCompany.com



PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

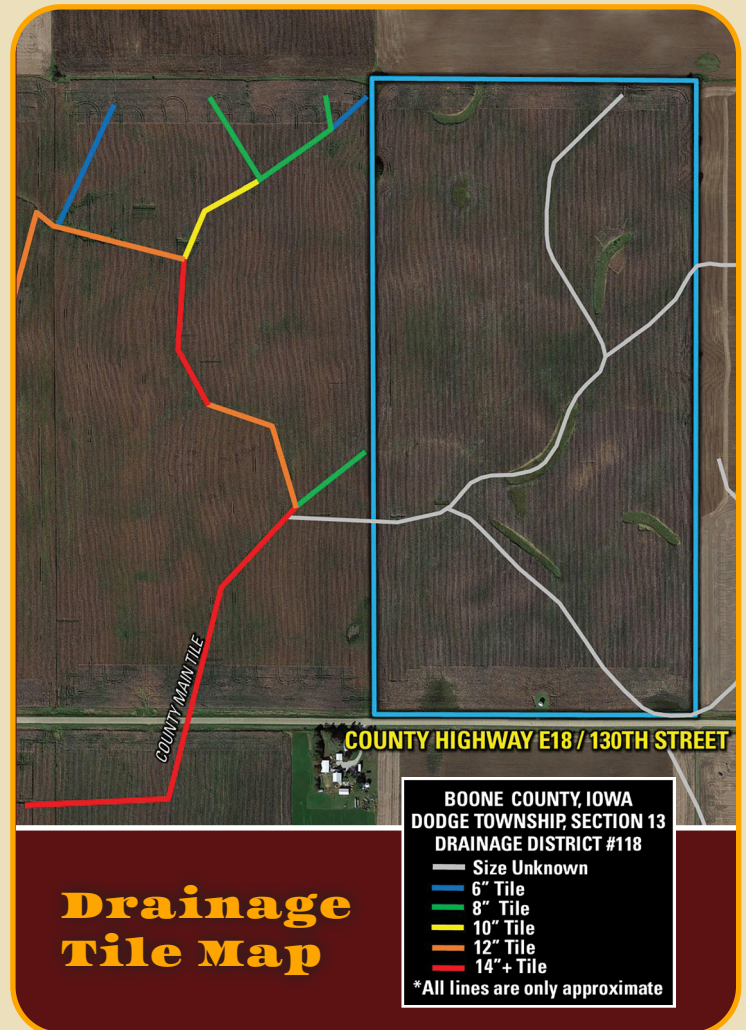
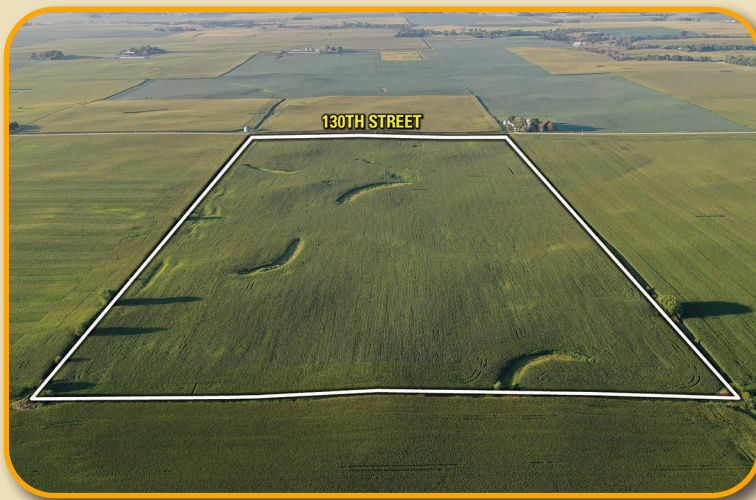
BOONE COUNTY, IOWA

Uthe Family Farm












Boone County, Iowa Land Auction – Mark your calendar for Wednesday, October 19th, 2022 at 10:00 AM! Peoples Company is pleased to be representing the Uthe Family Farm in the sale of 80 total acres m/l located approximately six miles north of Boone, Iowa and approximately eleven miles directly west of Story City, Iowa. The farm consists of a total of 78.95 FSA NHEL cropland acres and 77.67 acres are currently being farmed carrying a CSR2 soil rating of 79.2. The primary soil types include Webster clay loam and Clarion loam. The balance includes 1.28 acres enrolled in the Conservation Reserve Program (CRP) thru 2023. The CRP practice is CP-8A Grassed Waterways with an annual payment of \$439 (\$342.60/acre). There is also a 3,250 bushel grain bin, built in 1977, located on the southern portion of the farm near County Highway E18.

Located within Drainage District #118, the farm has county maintained drainage tile lines located through the farmland (see Drainage Tile Map below), but the size of the drainage tile lines are unknown. These drainage tile lines outlet into the county main located directly to the west of the farm that eventually drains into a tributary of the Ioway Creek. The farm is located on the north side of paved County Highway E18/130th Street in Section 13 of Dodge Township, Boone County, Iowa.

This farm would make for a great add-on to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. There are several grain marketing options located nearby including cooperatives and a POET ethanol plant in Jewell, Iowa. The single tract will be offered on a price per acre basis via Public Auction and will take place on October 19th, 2022 at 10:00 AM at the Fairview Lodge in Story City, Iowa 50248. This auction can also be viewed through a Virtual Online Auction option with online bidding.



Tillable Soils Maps

Code	Soil Description	Acres	% of Field	Legend	CSR2
107	Webster clay loam	16.65	21.4%		86
138C2	Clarion loam	14.59	18.8%		83
138B	Clarion loam	10.80	13.9%		89
507	Canisteo clay loam	6.45	8.3%		84
511	Blue Earth mucky silt loam	5.98	7.7%		66
27C	Terril loam	5.84	7.5%		85
55	Nicollet clay loam	5.31	6.8%		89
95	Harps clay loam	4.86	6.3%		72
65D2	Storden loam	3.81	4.9%		41
73D	Hawick gravelly sand loam	2.42	3.1%		31
6	Okoboji silty clay loam	0.77	1.0%		59
Weighted Average					79.2



GROSS TAXES: \$2,288

AUCTION TERMS & CONDITIONS:

AUCTION METHOD: The tract will be offered via Public Auction and will take place at 10:00 AM at the Fairview Lodge in Story City, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Boone 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 Boone 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 Tuesday, December 6th, 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: Farming rights for the 2023 cropping year will be available.

CONTRACT & TITLE: Immediately upon 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.

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. 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.

12119 Stratford Drive, Suite B
Clive, IA 50325



LISTING #16363



Auction Location:

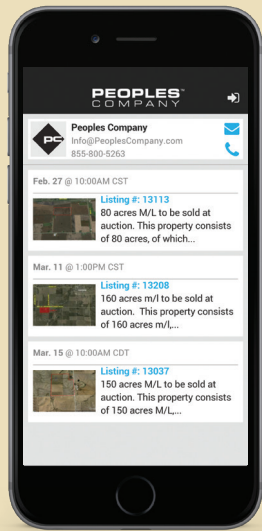
Fairview Lodge | 708 Grove Avenue | Story City, Iowa 50248

80 TOTAL ACRES M/L

Uthe Family Farm

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.



From Boone, Iowa: Travel east out of town on County Highway E26 for approximately 3.75 miles and turn left (north) onto Iowa Highway 17. Continue north for six miles and turn left (west) onto 130th Street and continue for approximately 1.25 miles. The farm will be located on the north side of the road and look for the Peoples Company sign.

From Story City, Iowa: Travel west out of town on 115th Street to U.S. Highway 169. Turn left (south) and continue for approximately 1.50 miles to 130th Street. Turn right (west) and continue for approximately 10.25 miles on 130th Street. The farm will be located on the north side of the road and look for the Peoples Company sign.

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SCAN the QR code with your phone camera to view this listing online or visit
PeoplesCompany.com | Listing #16363