

LISTING #16373

*Carroll County, Iowa*

200.83

ACRES M/L

**FARMLAND AUCTION**

OFFERED AS TWO INDIVIDUAL TRACTS THROUGH BUYER'S CHOICE



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# 200.83 ACRES M/L FARMLAND AUCTION

## Carroll County, Iowa

140th Street / Eagle Avenue  
Breda, IA 51436

Carroll County, Iowa Land Auction – Mark your calendar for Friday, October 21st, 2022 at 10:00 AM! Peoples Company is honored to represent the Melvin L. and Donita A. Nieland Revocable Trust in the sale of 200.83 total acres m/l of prime Carroll County, Iowa farmland with top-producing clay loam soils! The primary soil types of Marshall silty clay loam and Exira silty clay loam are some of the best soils located on this ridge.

Farmland in the tightly held Wheatland Township in Carroll County, Iowa has a proud history of agriculture distinction and the Nieland Family Farm is no exception. The farmland is located only two and one-half miles southwest of Breda, Iowa and immediately southwest and southeast of the 140th Street and Eagle Avenue intersection. In addition, Carroll County is a strong agricultural community and there are several competing grain marketing options located nearby including ethanol plants and multiple grain elevators. The farm is available for the 2023 cropping season and has been operated by a long-term reputable local farm tenant that has served the Nieland Family as an outstanding steward of the land.

Both of these farms have gentle rolling slopes that allow water to navigate off of the property. Tract #1 is located in the northeast quarter of Section 27 and Tract #2 is located in the northwest quarter of Section 26 of Wheatland Township, Carroll County, Iowa.

**Tract 1:** 78.55 Acres M/L with 75.75 FSA cropland acres carrying a CSR2 value of 76.3.

**Tract 2:** 122.28 Acres M/L with estimated 118.55 FSA cropland acres with a CSR2 rating of 79.4.

The two tracts will be offered via Public Auction and will take place at 10:00 AM at the Breda Shelter House in Breda, Iowa 51436. The farmland tracts will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and 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.





# TRACT 1

**78.55 Acres M/L**

**75.55 FSA Cropland**








**76.3 CSR2 Rating**

**Gross Taxes: \$1,906**

Tract 1 includes 78.55 acres m/l with 75.75 FSA tillable acres carrying a CSR2 rating of 76.3. The primary soil types of this high-quality farmland tract includes Marshall silty clay loam and Exira silty clay loam, which are some of the best soils located on this ridge. The gentle sloping topography of this Carroll County, Iowa farmland provides natural drainage.

\*There is a manure easement on Tract #1 and this farm has received organic manure from a nearby farrowing unit. Please reach out to the listing agents for additional information.\*

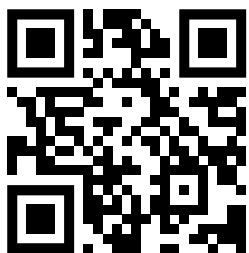
This nearly 100% tillable farm offers many possibilities as an add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. This tract is located immediately southwest of 140th Street and Eagle Avenue intersection in the northeast quarter of Section 27 of the tightly held farmland in Wheatland Township, Carroll County, Iowa.

Code	Soil Description	Acres	% of Field	Legend	CSR2
99D2	Exira silty clay loam	23.23	30.7%		59
9B2	Marshall silty clay loam	16.69	22.0%		92
11B	ColoJudson	12.31	16.3%		80
99C2	Exira silty clay loam	11.83	15.6%		87
133	Colo silty clay loam	8.71	11.5%		78
1C3	Ida silt loam	2.81	3.7%		58
9C2	Marshall silty clay loam	0.17	0.2%		87

**Weighted Average 76.3**



**Scan for  
more info**



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# TRACT 2

**122.28 Acres M/L**

**118.55 Est. FSA Cropland**

**79.4 CSR2 Rating**









**Est. Gross Taxes: \$3,090**

Tract 2 includes 122.28 acres m/l with an estimated 118.55 FSA tillable acres carrying a CSR2 rating of 79.4. The primary soil types of this high-quality farmland tract includes Exira silty clay loam and Colo silt loam, which are some of the best soils located on this ridge. The gentle rolling topography of this Carroll County, Iowa farmland provides natural drainage for water to navigate off of the property.

In addition, a survey will be completed by the Seller on Tract #2 and the farmland tract acres are subject to change after the survey has been completed, but prior to the auction. No additional surveying or staking will be provided by the Seller.

\*There is a manure easement on Tract #2 and this farm has received organic manure from a nearby farrowing unit. Please reach out to the listing agents for additional information.\*

This nearly 100% tillable farm would also be a great add-on to an existing farming operation or investment for the buyer looking to diversify their portfolio. This tract is located immediately southeast of 140th Street and Eagle Avenue intersection and just two and one-half miles from Breda, Iowa, in the northwest quarter of Section 26 of the tightly held farmland in Wheatland Township, Carroll County, Iowa.

Code	Soil Description	Acres	% of Field	Legend	CSR2
99C2	Exira silty clay loam	32.36	27.3%		87
133+	Colo silt loam	31.94	26.9%		78
99D2	Exira silty clay loam	18.68	15.8%		59
11B	ColoJudson silty clay loam	15.03	12.7%		80
9B2	Marshall silty clay loam	14.54	12.3%		92
509B	Marshall silty clay loam	3.85	3.2%		94
59E2	Burchard clay loam	1.65	1.4%		41
133	Colo silty clay loam	0.50	0.4%		78

**Weighted Average 79.4**



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# AUCTION TERMS & CONDITIONS

**Seller:** Melvin L. and Donita A. Nieland Revocable Trust

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Auction Method:** The two tracts will be offered via Public Auction and will take place at 10:00 AM at the Shelter House in Breda, 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:** 78.55 Acres M/L

**Tract 2:** 122.28 Acres M/L

**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 Carroll 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 Carroll 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 about December 16th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**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 season.

**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.

**Contract & Title:** 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.

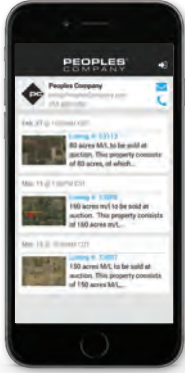
**Surveys:** A survey will be completed by the Seller on Tract #2. The farmland tract acres are subject to change after the survey has been completed, but prior to the auction. No additional surveying or staking will be provided by the Seller.

**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  
**PeoplesCompany.com**

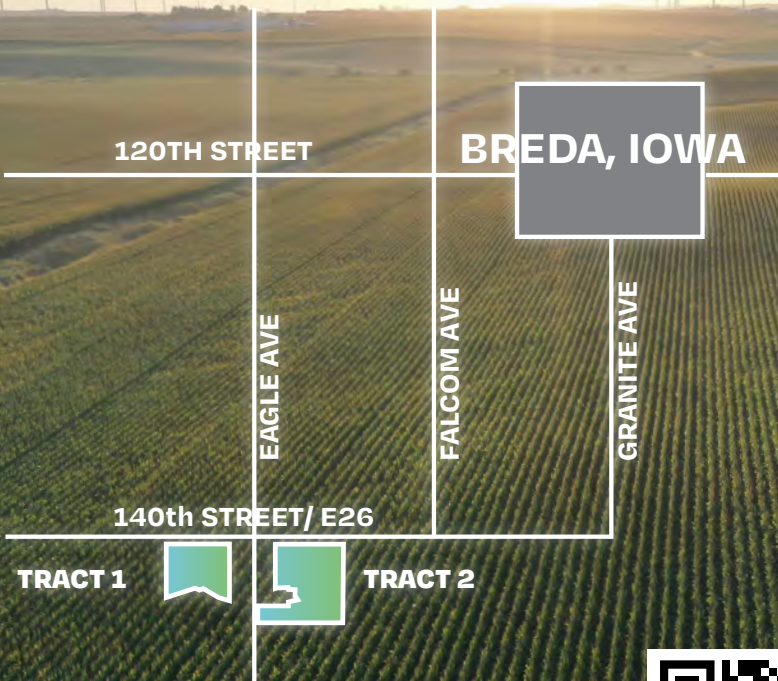


Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

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# CARROLL COUNTY, IOWA FARMLAND AUCTION



*Directions* From Breda, Iowa: Travel west out of town on 120th Street for approximately 1.50 miles and turn left (south) onto Eagle Avenue. Continue for 2 miles to 140th Street. Tract 1 is located southwest of the intersection of Eagle Avenue and 140th Street and Tract 2 is located southwest of the intersection. Look for the Peoples Company signs.

**LISTING #16373**



To the left is a Quick Response (QR) Code. To access:

1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link at the top of your screen.

You are now viewing the listing page on PeoplesCompany.com