

MEINTS FARMLAND
AUCTION
==LISTING #16396==



INFO { **28TH OF OCTOBER 10A.M.**
GRAND MOUND COMMUNITY CENTER
510 SMITH STREET, GRAND MOUND, IA

ALAN MCNEIL 563.321.1125 DOUGLAS YEGGE 563.320.9900
ALAN@PEOPLES COMPANY.COM DOUG@PEOPLES COMPANY.COM

1800

MEINTS FARMLAND AUCTION

==LISTING #16396==



Peoples Company is honored to represent the Meints Family in this “Buyers Choice” Auction of 440 acres m/l near Grand Mound, Iowa. The farm has been in the Meints family since the 1860’s and even acted as a secondary airport in the early 1900’s until it was decommissioned around 1960.

Seven tracts, ranging in size from 6.75 acres m/l to 120 acres m/l, will be offered to present a unique opportunity for you to assemble high-quality farmland located in a tightly held area of Clinton County, Iowa, that has not been available to the public in over 100 years.

The way this farm is subdivided offers something for everyone, including the smaller, medium, and large tract buyers. Create the best combination of tracts that offers the optimum purchase for your operation. This is a rare opportunity to assemble good quality

tillable ground and building site locations that best fit your needs and at your price.

These tracts will be offered via a live Public Auction that will take place at 10:00 AM on Friday, October 28, 2022, at the Grand Mound Community Center located at 510 Smith Street in Grand Mound, Iowa. The land will be sold as seven individual tracts with Tracts 1, 2, 3, 4, 5, and 6 using the “Buyer’s Choice” auction method on a price per acre basis and the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased and removed from the auction. Tract 7 will be sold individually and on a “Whole Dollar Amount” basis. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



DIRECTIONS

Go South out of Grand Mound on Y54, turn West on the first gravel road (250th St.) travel 1/2 mile, and turn South on 223rd Ave. The farm will be on both sides of the road. Watch for signs.

CONTACTS

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TRACT 1

CSR2 RATING	66.8
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Tract 1 includes 59 acres m/l (to be surveyed) with 55.76 FSA tillable acres carrying a CSR2 rating of 66.8. The primary soil types include Flagler, Klinger, and Marshan Loams.

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 223rd Avenue and 250th Street intersection in the Northwest 1/4 of Section 19 of the tightly held farmland in Orange Township, Clinton County, Iowa.



TRACT 2

CSR2 RATING	55.76
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Tract 2 includes 54 acres m/l (to be surveyed) with an estimated 55.76 FSA tillable acres carrying a CSR2 rating of 56.8. The primary soil types of this high-quality farmland tract includes Waukegan and Marshan Loams.

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 south of 223rd Avenue and 250th Street intersection and just one mile south of Grand Mound Iowa, in the Northwest 1/4 of Section 19 of the tightly held farmland in Orange Township, Clinton County, Iowa.



TRACT 3

CSR2 RATING	63.4
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Tract 3 includes 120 acres m/l (to be surveyed) with 113.21 FSA tillable acres carrying a CSR2 rating of 63.4. The primary soil types of this high-quality farmland tract include Waukegan silty clay loam and Sawmill silty clay loam, which are some of the best soils located on this ridge.

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 at the intersection of 255th Street and 223rd Avenue in the Southwest 1/4 of Section 19 of the tightly held farmland in Orange Township, Clinton County, Iowa.

39.5
Acres M/L



TRACT 4

CSR2 RATING **54.3**

Tract 4 includes 39.5 acres m/l (to be surveyed) with 37.62 FSA tillable acres carrying a CSR2 rating of 54.3. The primary soil types of this high-quality farmland tract includes Waukegan silty clay loam and Udolpho silty clay loam.

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 south of 255th Street and 223rd Avenue intersection in the Northwest 1/4 of Section 30 of the tightly held farmland in Orange Township, Clinton County, Iowa.

81
Acres M/L



TRACT 5

CSR2 RATING **64.9**

Tract 5 includes 81 acres m/l (to be surveyed) with 75.15 FSA tillable acres carrying a CSR2 rating of 64.9. The primary soil types of this high-quality farmland tract include Elvira silty clay loam and Marshan silty clay loam.

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 southeast of 255th Street and 223rd Avenue intersection in the Northeast 1/4 of Section 19 of the tightly held farmland in Orange Township, Clinton County, Iowa.

79
Acres M/L



TRACT 6

CSR2 RATING **61.2**

Tract 6 includes 79 acres m/l (to be surveyed) with 76.87 FSA tillable acres carrying a CSR2 rating of 61.2. The primary soil types of this high-quality farmland tract include Sawmill silty clay loam and Marshan silty clay loam.

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 south of 255th Street and 223rd Avenue intersection in the Northwest 1/4 of Section 30 of the tightly held farmland in Orange Township, Clinton County, Iowa.

6.75
Acres



TRACT 7

Located in a highly sought-after area of Clinton County, Iowa, this 6.75 Acre m/l (to be surveyed) acreage offers a 360-degree view! The entrance to the property is located just south of Grand Mound, Iowa, on 223rd Avenue.

Year Built: 1883

Style: 1/ 1/2 Story Frame

Total Gross Living Area: 2,225 Sq. FT

Basement: 757 Sq. FT

Roof: Asphalt

Central Air

Foundation: Concrete/ Block

Bedrooms: 3

Bathrooms: 1

2 Car Detached Garage built in 1979

Outbuildings

Dimensions

Confinement - Deluxe Open	16 x 32
Machine or Utility Building	42 x 132
Bin - Steel Grain Storage	27 x 12
Bin - Steel Grain Storage	27 x 12
Barn - Feed and Livestock	54 x 84
Machine or Utility Building	24 x 50
Bin - Steel Grain Storage	15 x 10
Swine Finish and Farro	20 x 40

TERMS & CONDITIONS

Seller: Meints

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 440 acres (to be surveyed) will be offered via Public Auction and will take place at 10:00 AM on Friday, October 28, 2022. All 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 all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all 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.

How to Register to Bid: Go to Peoplescompany.com and click the "Auctions" tab, open up the Peoples Company auction you are interested in. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction.

Tract 1: 59 Acres To Be Surveyed

Tract 2: 54 Acres To Be Surveyed

Tract 3: 120 Acres To Be Surveyed

Tract 4: 39.5 Acres To Be Surveyed

Tract 5: 81.75 Acres To Be Surveyed

Tract 6: 79 Acres To Be Surveyed

Tract 7: 6.75 Acres To Be Surveyed - House & Outbuildings

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.

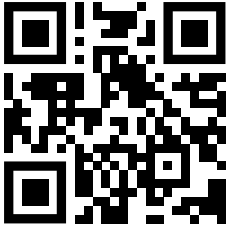
Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company Trust Account.

Closing: Closing will occur on or before December 12, 2022, on all Tracts. 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 crop year.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit

12119 Stratford Drive
Clive, IA 50325



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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: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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.



INFO

28TH OF OCTOBER 10A.M.
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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.



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—LISTING #16396—

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 abstract.