



# EMMET COUNTY, IOWA FARMLAND AUCTION

LISTING #16505

## CONTACT

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MATT ADAMS: 515.423.9235

# 320.26 SURVEYED ACRES M/L

OFFERED IN TWO TRACTS



# EMMET COUNTY, IOWA FARMLAND AUCTION

Mark your calendar for Wednesday, December 14th, 2022 at 10:00 AM! Peoples Company is pleased to represent TNG Farms in the sale of 320.26 surveyed acres of farmland located in northeast Emmet County, Iowa with top-producing clay loam soils! Situated four miles directly north of Armstrong, Iowa on the east side of the paved County Highway P12 in Section 26 of Iowa Lake Township, Emmet County, Iowa, these two nearly 100% tillable tracts carry above-county CSR2 soils ratings (CSR2 soil rating of 84.1) compared to the Emmet County, Iowa average of 77.2. Yield history for these acres are available and confirms the farm has been a strong producer with an Approved APH (Actual Production History) Yield of 203 bushels per acre for corn and 61 bushels per acre for soybeans.

Located at the top of Drainage District E.-K. #4, improvements include over 22,920 linear feet of drainage tile with 19,039 linear feet of 4", 5", and 6" drainage tile with 32 tile connections installed during May 2017. Part of these tile lines outlet into county maintained tile lines located to the northeast. A wetland determination has been completed and the cropland acres

are considered Prior Converted (no wetlands).

**Tract 1:** 160.32 surveyed acres, estimated 158.96 FSA HEL cropland acres, CSR2 soil rating of 83.9.

**Tract 2:** 159.94 surveyed acres, estimated 158.60 FSA HEL cropland acres, CSR2 soil rating of 84.2.

These two highly-tillable Emmet County, Iowa farmland tracts will be offered via the "Buyer's Choice" method on a price per acre basis at a public auction at the Armstrong Community Building on Wednesday, December 14th, 2022 in Armstrong, Iowa. The high bidder can take, in any order, one or both tracts for their high bid, and 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. Either or both properties would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase. Don't miss this opportunity to own a contiguous half section!

## AUCTION DETAILS

Armstrong Community Building  
515 6th Street, Armstrong, Iowa 50514  
Wednesday, December 14th, 2022  
at 10:00 AM

## PROPERTY ADDRESS

County Highway P12 / 560th Avenue  
Armstrong, IA 50514

## CONTACT

**Andrew Zellmer:** 712.898.5913  
AndrewZ@PeoplesCompany.com

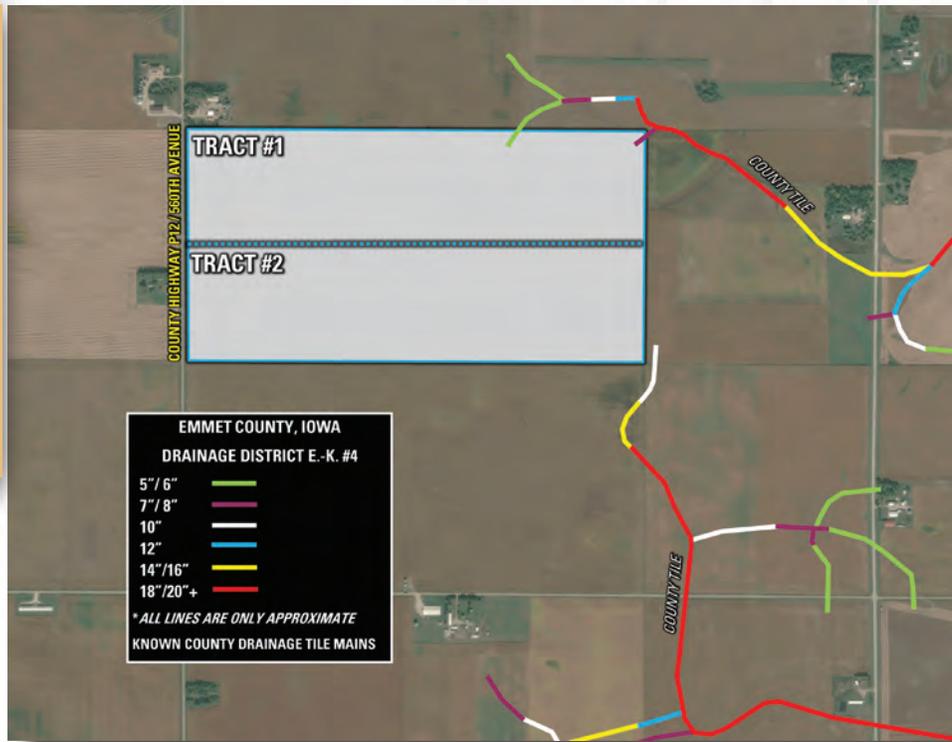
**Matt Adams:** 515.423.9235  
Matt@PeoplesCompany.com

## CROP YIELDS

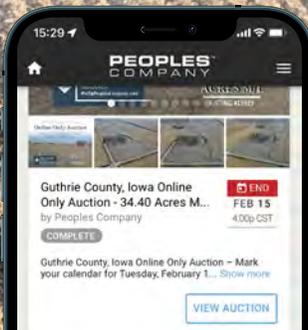
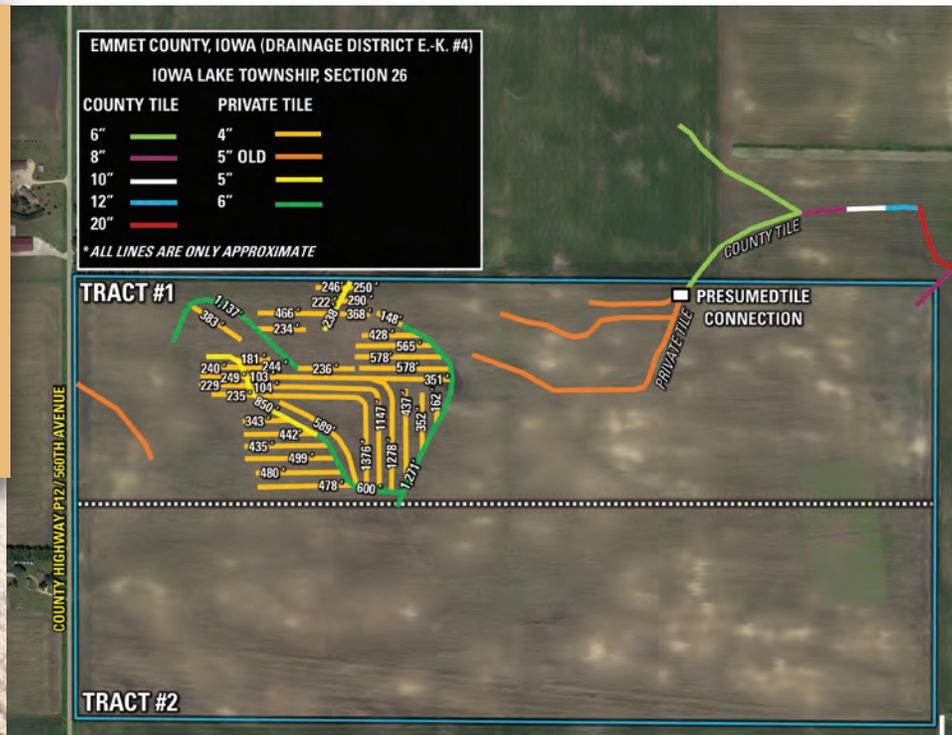
YEAR	2014	2015	2016	2017	2018	2019	2020	2021	2022	10-YEAR AVG. YIELD HISTORY	APPROVED APH YIELDS
<b>CORN (APH)</b>	167	205	-	217	-	162	179	-	220.7*	185	203
<b>SOYBEANS (APH)</b>	-	59	53	-	53	-	-	70	-	59	61

YIELD DATA SHOWN INCLUDES BOTH TRACTS. \*REPORTED FROM OWNER OF TNG FARMS, INC

# COUNTY TILE MAP



# FARM TILE MAP



## 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.

# TRACT ONE

160.32  
SURVEYED  
ACRES M/L



Tract 1 includes 160.32 surveyed acres with an estimated 158.96 FSA HEL cropland acres carrying a CSR2 rating of 83.9. This tract provides mile long rows with immediate access from paved County Highway P12 / 560th Avenue. The soil types on this farm are some of the best in Iowa, including Nicollet clay loam, Clarion loam, and Canisteo clay loam. Yield history for these acres are available and confirms the farm has been a strong producer with an Approved APH Yield of 203 bushels per acre for corn and 61 bushels per acre for soybeans. The farmland tract is available for the 2023 cropping season.

Located at the top of Drainage District E.-K. #4, improvements to this tract includes over 22,920 linear feet of drainage tile with 19,039 linear feet of 4", 5", and 6" drainage tile with 32 tile connections installed during May 2017, which outlets into county maintained tile lines. This property is located four miles directly north of Armstrong, Iowa on the east side of the paved road in Section 26 of Iowa Lake Township, Emmet County, Iowa.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
55	Nicollet clay loam	56.58	35.6%		89
138B	Clarion loam	34.44	21.7%		89
507	Canisteo clay loam	19.59	12.3%		84
107	Webster clay loam	18.72	11.8%		86
138C2	Clarion loam	7.05	4.4%		83
638C2	ClarionStorden complex	6.46	4.1%		75
221	Klossner muck	3.86	2.4%		32
6	Okoboji silty clay loam	3.40	2.1%		59
638D2	OmsrudStorden complex	2.22	1.4%		53
485B	Spillville loam	2.11	1.3%		88
95	Harps clay loam	1.82	1.1%		72
<b>Wtd Avg</b>					<b>87.3</b>

# TRACT TWO

159.94  
SURVEYED  
ACRES M/L



Tract 2 includes 159.94 surveyed acres including an estimated 158.60 FSA HEL cropland acres carrying a CSR2 rating of 84.2. This tract provides mile long rows with immediate access from pavement. The soil types on this farm are some of the best in Iowa, including Nicollet clay loam, Canisteo clay loam, and Clarion loam. Yield history for these acres are available and confirms the farm has been a strong producer with an Approved APH (Actual Production History) Yield of 203 bushels per acre for corn and 61 bushels per acre for soybeans. This farmland tract is open for the 2023 cropping season.

This nearly 100% tillable farm is located directly four miles north of Armstrong, Iowa on the east side of County Highway P12 in Section 26 of Iowa Lake Township, Emmet County, Iowa.

## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
55	Nicollet clay loam	55.65	35.1%		89
507	Canisteo clay loam	34.00	21.4%		84
138C2	Clarion loam	27.24	17.2%		83
138B	Clarion loam	25.31	16.0%		89
6	Okoboji silty clay loam	7.81	4.9%		59
107	Webster clay loam	3.24	2.0%		75
62D2	Storden loam	2.93	1.8%		41
638C2	ClarionStorden complex	1.60	1.0%		75
<b>Wtd Avg</b>					<b>84.2</b>



# TERMS & CONDITIONS

**SELLER:** TNG Farms, Inc.

**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 Armstrong Community Building in Armstrong, Iowa. The two 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 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 the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**TRACT 1:** 160.32 Surveyed Acres

**TRACT 2:** 159.94 Surveyed Acres

**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 Emmet 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 Emmet 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 Wednesday, January 25th, 2023. 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.

**FARM LEASE:** The properties are open for the 2023 farm year.

**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.

**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. 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.

**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  
Clive, IA 50325  
Listing #16505



Scan me



# EMMET COUNTY, IOWA FARMLAND AUCTION

## DIRECTIONS

From Armstrong, Iowa: Travel north on County Highway P12 / 560th Avenue for approximately 4 miles. Tract #1 will be located on the east side of the paved road. Look for the Peoples Company signs.

## AUCTION DETAILS

Armstrong Community Building  
515 6th Street, Armstrong, Iowa 50514  
Wednesday, December 14th, 2022  
at 10:00 AM

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OFFERED IN TWO TRACTS

