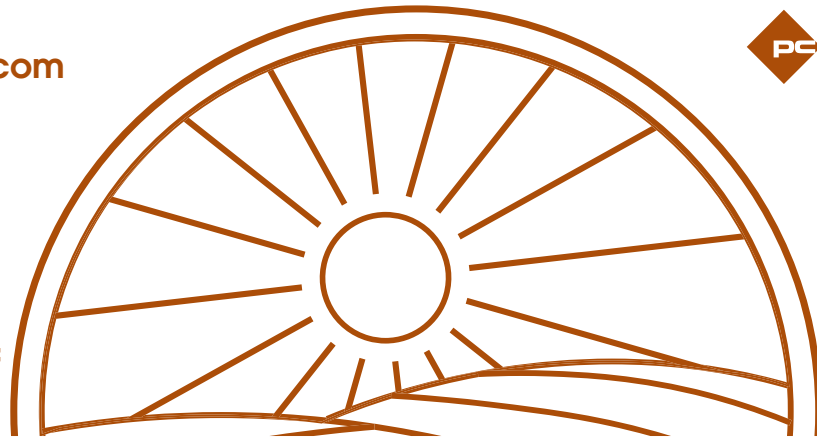


Listing #16552
PeoplesCompany.com



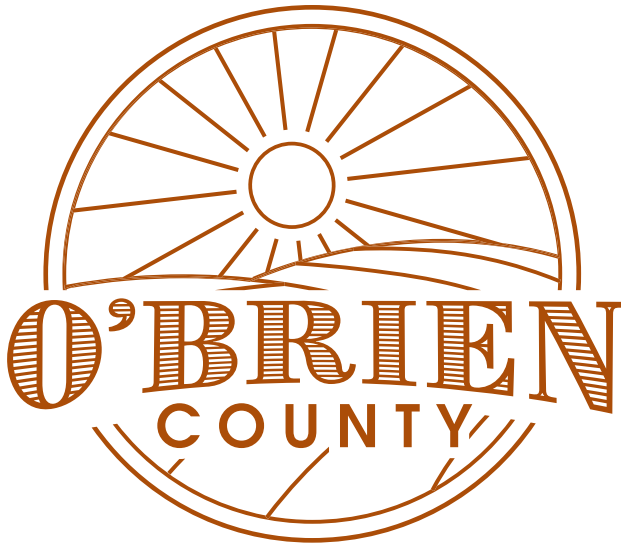
O'BRIEN
COUNTY

SEALED BID AUCTION

Send bids prior to 5:00 p.m. CST
on Friday, January 6th, 2023.

40.57 ACRES
M/L

Andrew Zellmer | 712.898.5913 | AndrewZ@PeoplesCompany.com



Sealed Bid Auction 40.57 Acres M/L

O'Brien County, Iowa One Chance Sealed Bid Auction - Bids are due January 6th, 2023! Peoples Company is proud to offer a high-quality farm in a strong farming area of O'Brien County. The property is located in Section 4 of Carroll Township just off paved County Highway B20/330th Street approximately 2 miles southeast of Sheldon, Iowa. The property consists of 40.57 total acres with 39.84 FSA cropland acres carrying a CSR2 of 95. Primary soil types include high-producing Galva and Sac. Approximately 12,226 feet of 4, 6, and 8-inch tile was installed in 2020. Access is provided by a 40-foot wide easement off County Highway B20/330th Street entering the northeast corner of the farm. Yield data and soil tests are available upon request. Submit your highest and best offer by January 6th, 2023. Contact the listing agent to receive a bid packet.

Directions

From the intersection of Iowa Highway 60 & US Highway 18, travel east on US Highway 18 for a half mile until reaching Nettle Avenue. Turn right (south) on Nettle Avenue for 1 mile until reaching County Highway B20 / 330th Street. Turn right (west) on County Highway B20 / 330th Street for a half mile. The property is located south of County Highway B20 / 330th Street and accessed via easement.

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
310B	Galva silty clay loam	23.00	57.7%		95
89B	Sac variant silty clay loam	15.34	38.5%		95
91B	Primghar silty clay loam	1.44	3.6%		95
310C2	Galva silty clay loam	0.06	0.2%		84
Weighted Avg. 95					





**BID SUBMITTAL
PROCESS & DEADLINE:**
Sealed Bids for this property will
be due by email or mail at the
address below, prior to 5:00 p.m.
CST, on January 6th, 2023.



Peoples Company
Attn: Andrew Zellmer
12119 Stratford Drive
Clive, IA 50325
AndrewZ@Peoplescompany.com



Auction Terms & Conditions

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder will be notified. Sale of this farm is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating brokers please contact listing agent for details and forms.

Earnest Money Payment: An earnest money payment of 10% of purchase price will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held at SettleUp.

Closing: Closing will take place February 8, 2023 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

Possession: Possession of the land will be given at Closing.

Farm Lease: The lease is open for the 2023 cropping season.

Contract & Title: Successful buyer 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.

Easement: Buyer acknowledges the property is accessed via easement.

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 Peoples Company, or Seller. All bids will be on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

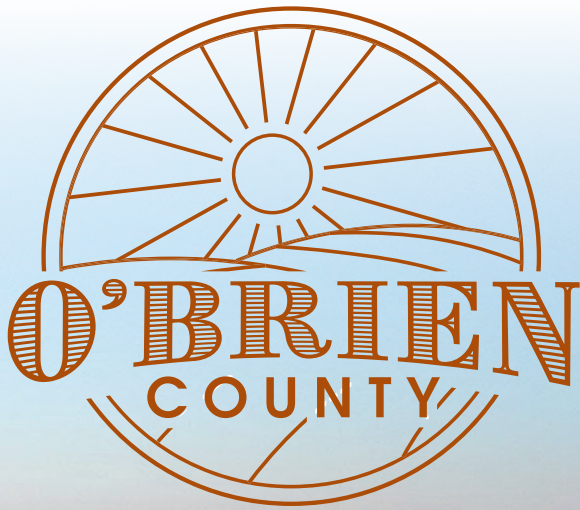
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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.



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Clive, IA 50325



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Listing #16552



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