

Listing #16553

O'BRIEN COUNTY | 160 ACRES M/L FARMLAND AUCTION

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STEVE BRUERE | 515.222.1347 | Steve@PeoplesCompany.com

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Mark your calendar for Wednesday, February 15th, 2023! Peoples Company is proud to offer a high quality farm in a strong farming area of O'Brien County, Iowa. The farm consists of 160 total acres m/l with 150.64 tillable acres m/l carrying an outstanding CSR2 rating of 93.9. Primary soil types on the tillable acres include the highly productive Sac, Primghar, Galva, and Marcus silty clay loams. The property is improved with a well maintained waterway and approximately 9,000 feet of drainage tile. This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with several competing grain marketing options, including grain elevators and ethanol plants nearby to merchandise crops. The farm is located on the northeast corner of Starling Avenue and 510th Street approximately two miles south of Calumet in Section 33 of Liberty Township.

The single tract will be offered on a price per acre basis via Public Auction and will take place on February 15th 2023 at 10:00 AM at the R.L. Johannsen Center in Sutherland, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

The farm is leased for the 2023 crop season. The new buyer will receive a credit for the cash rent at closing. Please contact agent for details.



TILE MAP



*Tile maps are estimated and approximate using best available data.

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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
77B	Sac silty clay loam	65.50	43.5%		95
91B	Primghar silty clay loam	39.84	26.4%		95
310B	Galva silty clay loam	16.77	11.1%		95
92	Marcus silty clay loam	15.14	10.1%		94
77C2	Sac silty clay loam	7.04	4.7%		88
31	Afton silty clay loam	6.35	4.2%		80

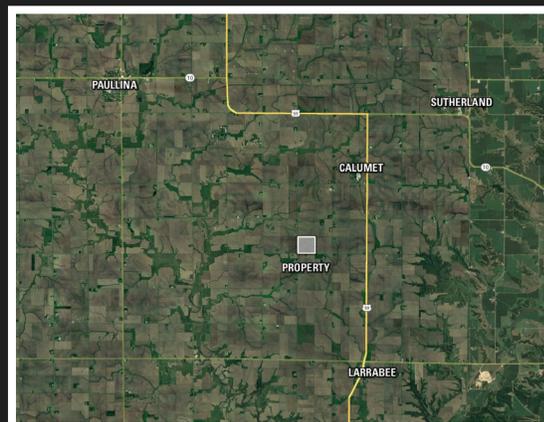
Weighted Avg 93.9



AUCTION DETAILS

R.L. Johannsen Center
110 Ash Street in Sutherland, Iowa

FEB. 15
10 AM



DIRECTIONS

From Larrabee, IA: Travel north onto US-59 N for 3 miles. Then, turn left onto 420th Street and head west for 1.5 miles and the farm will be on the north side of the road. Look for Peoples Company signs.

AUCTION TERMS & CONDITIONS

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 property will be offered as one individual tract on a per acre basis through a traditional auction. 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 O'Brien 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 O'Brien 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 Thursday March 23rd, 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, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2023 cropping season. Contact agent for details.

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 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.

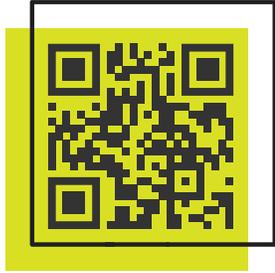
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation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



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16553



SCAN ME!

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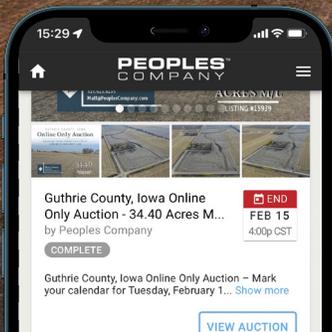
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ONLINE BIDDING

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.