



# MONONA COUNTY

## SEALED BID AUCTION

Send bids prior to 5:00 p.m. CST on Friday, March 10th, 2023



**159.24**  
Acres M/L

Listing #16637 | 41745 190th Street, Ute, IA 51060

**ANDREW ZELLMER | 712.898.5913**  
**AndrewZ@PeoplesCompany.com**

**JOHN REBURN | 563.794.0600**  
**JohnR@PeoplesCompany.com**







# MONONA COUNTY

## SEALED BID AUCTION

**159.24**  
**Acres M/L**

Monona County, Iowa One Chance Sealed Bid Auction - Bids are due March 10th, 2023! Peoples Company is pleased to offer a high-quality farm in a strong farming area of Monona County. The property is located in Section 21 of St. Clair Township and approximately 2 miles northwest of Ute, Iowa. The property has 159.24 +/- gross acres consisting of 106.8 FSA cropland acres and 17.97 CRP acres. Primary soil types include high-producing Ida and Napier Silt Loams. Submit your highest and best offer by March 10th, 2023. Contact the listing agents to receive a bid packet. The 17.97 CRP acres are enrolled into CP2 (Native Grass Plantings) expiring in 2033 with an annual payment of \$4,632 (\$257.76 Per Acre).

### Permanent Conservation Easement

The property has a Conservation Easement that is perpetual and will run with the land. The Conservation Easement was established to preserve the property as sustainable, scenic, open-space land by protecting it from soil erosion and by maintaining or enhancing soil health, and by permitting the erection of buildings and other structures only within the delineated Building Envelope. Existing and planned erosion control structures will be maintained or enhanced to protect water quality and prevent soil erosion, enhancing the long-term sustainability of the land. The conservation easement will be practically enforced by the local land conservation group Whiterock Conservancy, which will provide guidance on the conservation values upheld by the easement as technology and farming practices adjust over time.

An informational webinar will be held Thursday, March 2nd, 2023 at 2:00 PM to answer any questions about the permanent conservation easement. Please register for the Conservation Easement Overview Webinar by scanning the QR code below or by contacting the Listing Agents.



Please register for  
the Conservation  
Easement Overview  
Webinar here!

### BID SUBMITTAL PROCESS AND DEADLINE:

Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on March 10th, 2023.

Peoples Company  
Attn: Andrew Zellmer  
12119 Stratford Drive, Suite B  
Clive, IA 50325  
712.898.5913  
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## MONONA COUNTY, IOWA SEALED BID AUCTION 159.24 +/- Gross Acres

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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.

**Conservation Easement:** The property has a Conservation Easement with Whiterock Conservancy. The Conservation Easement is perpetual and will run with the land.

**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 April 18th, 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 is negotiable. Contact agent for details.

**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.

**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.





12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16637



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!



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