

Listing

#16638

HANCOCK COUNTY, IOWA



LAND AUCTION

BUCKLEY ESTATE

201 ACRES M/L

March **24**
2023 10 AM

Klemme Public Library
204 E Main Street
Klemme, IA 50449

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Chase Duesenberg | 641.529.0562 | Chase@PeoplesCompany.com

HANCOCK COUNTY, IOWA



LAND AUCTION

BUCKLEY ESTATE

Peoples Company is honored to represent the heirs of the Robert W. Buckley Estate in the sale of 201 total acres m/l of Hancock County, Iowa farmland. The auction will be sold in three separate tracts on Friday, March 24th, 2023 at 10:00 AM at the Klemme Public Library in Klemme, Iowa.

Tract 1 consists of 41 acres m/l with 40.59 FSA cropland acres carrying a CSR2 value of 73.8.

Tract 2 consists of 153.22 acres m/l with 149.17 FSA cropland acres carrying a CSR2 value of 70.

Tract 3 consists of 6.78 surveyed acres featuring a single-family 1-story house and multiple outbuildings, pole barns, sheds, and grain bins. Open House - Scheduled for Thursday, March 9th and 16th from 4:30 P.M. - 6:30 P.M.

These tracts would be a great add-on to an existing farm operation, an affordable tract for a beginning farmer, or a smart investment for the buyer looking to diversify their portfolio. Each farm has great access to paved roads with several competing grain marketing options located nearby. The tracts are located northwest of Klemme, Iowa in Section 19 of Ell Township and Section 26 of Liberty Township.

Mark your calendars to be with us Friday, March 24th for this opportunity to own Iowa farmland! Tracts 1 & 2 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, two, or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. After Tracts 1 & 2 are sold, Tract 3 will be sold on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

The land auction can also be viewed through our virtual online auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

Directions From Klemme, Iowa: Travel west out of town to US Highway 69. Turn right (north) on US Highway 69 for 1 mile and Tract 1 will be located on the right (east) side of US Highway 69. For Tracts 2 & 3, travel west out of Klemme to US Highway 69. Turn right (north) on US Highway 69 for 1 mile until reaching 180th Street. Turn left (west) on 180th Street for 1.5 miles and Tracts 2 & 3 will be located on the left (south) side of 180th Street marked with a Peoples Company sign.



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TRACT ONE

Tract 1 consists of 41 acres m/l with 40.59 FSA cropland acres carrying a CSR2 rating of 73.8. The primary soil types on this farm include Harps and Canisteo clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are located in County Drainage District No.18. There is a 12-inch county tile running through Tract 1 improving the current drainage.

The tract has great access on US Highway 69 with several competing grain marketing options located nearby. The farm lease has been terminated and will be available for the 2023 growing season. Tract 1 is located in Section 19 of Ell Township, Hancock County, Iowa.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
95	Harps clay loam	18.14	44.7%		72
507	Canisteo clay loam	10.46	25.8%		84
90	Okoboji mucky silt loam	4.65	11.5%		53
655	Crippin loam	3.85	9.5%		91
6	Okoboji silty clay loam	3.24	8.0%		59
55	Nicollet clay loam	0.25	0.6%		89

Weighted Avg 73.8



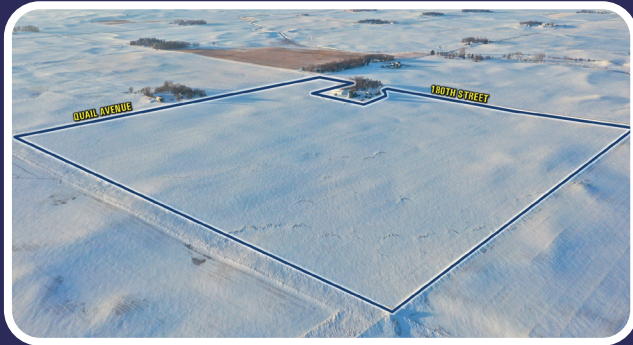
Online Bidding Available

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 TWO

Tract 2 consists of 153.22 acres m/l with 149.17 FSA cropland acres carrying a CSR2 rating of 70. The primary soil types on this farm include Wadena and Canisteo clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and some private tile has been installed (exact size and location are unknown).

The tract has great access to US Highway 69 and County Highway B55 with several competing grain marketing options located nearby. The farm lease has been terminated and will be available for the 2023 growing season. Tract 2 is located in Section 26 of Liberty Township, Hancock County, Iowa.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
308	Wadena loam	30.24	20.3%		56
507	Canisteo clay loam	20.32	13.6%		84
1595	Harpster silty clay loam	19.61	13.1%		76
308B	Wadena loam	17.79	11.9%		52
95	Harps clay loam	9.45	6.3%		72
107	Webster clay loam	9.25	6.2%		86
55	Nicollet clay loam	7.77	5.2%		89
138B	Clarion loam	6.84	4.6%		89
90	Okoboji mucky silt loam	6.70	4.5%		53
1032	Spicer silty clay loam	6.68	4.5%		91
524	Linder sandy loam	5.76	3.9%		57
6	Okoboji silty clay loam	5.35	3.6%		59
174	Bolan loam	2.38	1.6%		66
138C2	Clarion loam	0.70	0.5%		83
654	Corwith loam	0.33	0.2%		84

Weighted Avg 70

TRACT THREE

Tract 3 offers an excellent acreage opportunity for those interested in rural settings and country living. The property consists of 6.78 surveyed acres m/l featuring a single-family, 1-story house (built in 1959) with 1,340 Sq/Ft of Total Living Area. Farm improvements include a steel utility building with 7,280 Sq/Ft measuring 70' by 104' (built in 2004), two steel grain bins totaling over 60,000-bushel storage, and multiple other outbuildings. Tract 3 is located northwest of Klemme, Iowa on 180th Street with close proximity to US Highway 69.

Dwellings will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. Since the property is in an Estate, the Seller is exempt from the DNR Time of Transfer inspection. Contact Agent for further details.



Open House March 9th, 4:30 P.M. - 6:30 P.M. | March 16th, 4:30 P.M. - 6:30 P.M.

Auction Terms & Conditions

Auction Location:

Klemme Public Library
204 E Main Street
Klemme, IA 50449

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: Tracts 1 and 2 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, two, or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. After Tracts 1 and 2 are sold, Tract 3 will be sold on a whole dollar amount. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 41 Acres M/L

Tract 2: 153.22 Acres M/L

Tract 3: 6.78 Acres M/L

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 Hancock 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 Hancock 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 SettleUp Trust Account.

Closing: Closing will occur on or before Thursday, May 4th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession will be given At Closing. Contact Agent for details regarding early possession.

Farm Lease: The farm lease has been terminated and is open for the 2023 cropping season.

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 the required earnest money payment. The Seller will provide a current abstract at their expense. The 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. The 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 the 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 the abstract.



12119 Stratford Drive
Clive, IA 50325



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

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