



80
Acres M/L

April 20th, 2023 | 10:00 AM
Chickasaw Event Center
301 North Water Ave
New Hampton, IA 50659

Alan McNeil | 563.321.1125
Alan@PeoplesCompany.com

Doug Yegge | 563.320.9900
Doug@PeoplesCompany.com



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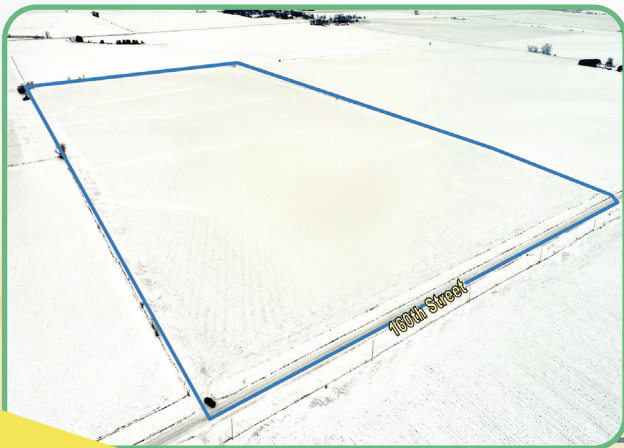
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Howard County, Iowa Land Auction – Mark your calendar for Thursday, April 20th, 2023 at 10:00 AM! Peoples Company is representing the Thola Trust Farm in the sale of 80 acres m/l of high-quality Howard County, Iowa farmland.

This nearly 100% tillable farm consists of 78.3 FSA Cropland acres of which 4.4 acres are in CRP with an annual payment of \$1,548 and 73.9 are FSA tillable acres with an above-average CSR2 soil rating of 70.4. (The average CSR2 rating for Greene County is 76.9). The primary soil types on this tract include top-producing Cresco, Protivin, and Floyd loams. The farm is located 15 miles southwest of Cresco, Iowa, and 29 miles northeast of New Hampton, Iowa, on 160th Street just east of Our Lady of Lourdes Church.

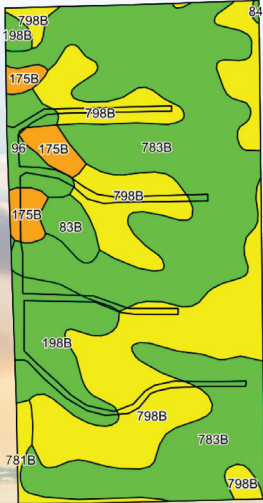
This farm would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase with convenient access to several competing grain marketing options including grain elevators and ethanol plants. Located in Section 23 of Paris Township, with paved Co. Hwy. A46 just one mile north of the farm, and IA Hwy. 63 three miles away.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on Thursday, April 20th, 2023 at 10:00 AM at the Chickasaw County Event Center in New Hampton, Iowa. This auction can also be viewed through a Virtual Online Auction option with online bidding available











Directions

From New Hampton travel north on Highway 63 for 17 miles until reaching 150th street (A46) turn east and travel for 4 miles until reaching Robin Avenue. Turn South on Robin Avenue and follow for 1 Mile. Turn West on 160th Street and travel 1/2 mile. Farm is located on the North Side of 160th Street. Look for signs.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
783B	Cresco loam	37.98	48.5%		73
798B	Protivin loam	25.53	32.6%		61
198B	Floyd loam	6.72	8.6%		89
175B	Dickinson fine sandy loam	2.85	3.6%		50
96	Turlin silt loam	2.47	3.2%		87
83B	Kenyon loam	1.56	2.0%		90
781B	Lourdes loam	1.10	1.4%		68
84	Clyde silty clay loam	0.09	0.1%		88

Weighted Avg 70.4

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 a 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 tract will be offered via Public Auction and will take place at 10:00 AM at the Chickasaw Event Center - Large Conference Room in New Hampton, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 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 Howard 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 Howard County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the auction day. 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, June 15th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at Closing. Earlier possession can be given if Winning Bidder and Seller agree to do so. Contact Agent for more information.

Farm Lease: The farm is leased for the 2023 cropping year. The first half of farm rental income, in the amount of \$7,981.20, is to be retained by the seller. The second half farm income, in the amount of \$7,981.20 is to be paid by the tenant to the new buyer.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment with Peoples Company. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Surveys: No additional surveying or staking will be provided by the Seller.

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 investigation of the property before bidding at the auction. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from the abstract.



700 6th Avenue
DeWitt Iowa 52742



PeoplesCompany.com
Listing #16700



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