



HANCOCK COUNTY, IOWA

Farmland Auction



LISTING #16807

JUNE

15

10 AM

Klemme Public Library

204 E Main Street | Klemme, IA 50449

CHASE DUESENBERG | 641.529.0562 | Chase@PeoplesCompany.com

STEVE BRUERE | 515.222.1347 | Steve@PeoplesCompany.com





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Peoples Company is pleased to offer the sale of 96 acres m/l located south of Klemme, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Klemme Public Library.

The farmland consists of an estimated 87.72 FSA cropland acres carrying a CSR2 of 87.6. The soil types on this farm are some of the best in Iowa, including Clarion Loam and Nicollet Clay Loam. The majority of the farmland acres are designated as NHEL (Non-Highly Erodible Land) and some private tile has been installed (Contact Agent for details).

The tract has great access along paved US Highway 69 and several competing grain marketing options located nearby. The farm is leased for the 2023 crop season and the winning bidder will receive credit at closing for the second-half cash rent payment in the amount of \$10,102.50.

The property is located in Section 7 of Avery Township in Hancock County, Iowa.

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.

**Access to the south portion of the property is through a driveway with the adjoining landowner to the south. A written agreement is being put in place and all maintenance costs will be split 50/50.*

*** There are support cable lines from the Corn Belt Power Coop Station that encroach onto the northeast corner of the property. Contact Agent for details.*

Directions

From Klemme, Iowa: Travel west out of town to US Highway 69. Turn left (south) on US Highway 69 for 2 miles and the farm will be located on the left (east) side of US Highway 69 marked with a Peoples Company sign.

Terms and conditions

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

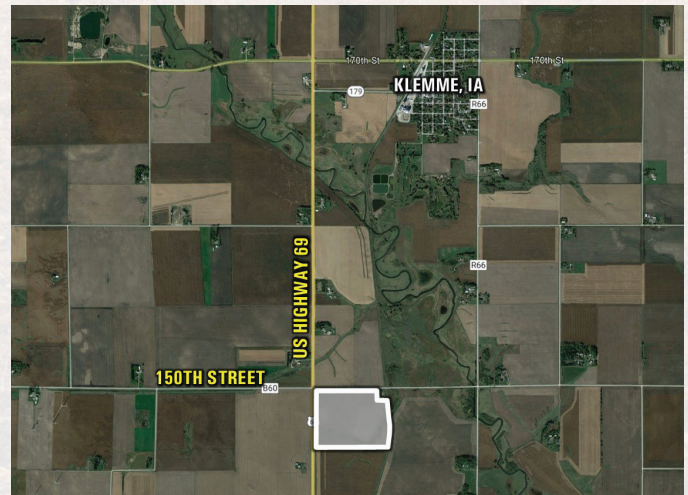
ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known 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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.







FARM PROGRAM INFORMATION: Farm Program Information is provided by the Hancock County Farm Service Agencies. 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 a check or wire transfer. All funds will be held in Bordwell Law Trust Account.

CLOSING: Closing will occur on or before Wednesday, July 26th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
138B	Clarion loam	39.71	45.3%		89
55	Nicollet clay loam	27.59	31.5%		89
138C2	Clarion loam	10.48	11.9%		83
135	Coland clay loam	3.87	4.4%		76
107	Webster clay loam	3.58	4.1%		86
485B	Spillville loam	2.49	2.8%		88
Weighted Average					87.6



*FSA Information is currently combined with the neighboring Corn Belt Power Coop station. Approximately 1 FSA cropland acre is within the Coop's legal property boundary and it will be the new Buyers responsibility to determine if they are able to continue to farm that acre in the future. Farm program information and base acres are subject to change when the farm is reconstituted by the Hancock County FSA Office.



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.

Contact

CHASE DUESENBERG | IA LIC S65470000
641.529.0562 | Chase@PeoplesCompany.com

STEVE BRUERE | IA LIC S43684000
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POSSESSION: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The farm is leased for the 2023 crop season. The farm lease will be open for the 2024 crop season.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Bordwell Law the required earnest money payment. The Seller will provide a current abstract at their expense. The 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 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 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. The 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.

LISTING #16807





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16807

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

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KLEMME PUBLIC LIBRARY | 204 E Main Street | Klemme, IA 50449