

# MAJOR MARSHALL COUNTY, IOWA LAND AUCTION

10 TRACTS **898.83** ACRES M/L



**MARSHALL  
COUNTY**

Thursday, July 27, 2023 at 10:00 AM  
City Hall Building | State Center, Iowa 50247

**STEVE BRUERE**  
**515.222.1347**

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# MAJOR LAND AUCTION

**898.83 ACERS M/L**

Marshall County, Iowa

Peoples Company is pleased to represent 898.83 total acres m/l of prime Marshall County, Iowa farmland through 10 different tracts ranging in size from 40 acres m/l to 230 acres m/l. These tracts will be offered via the multi-parcel auction format where tracts can be purchased individually or in any combination. Of the total 898.83 acres m/l in this portfolio, the farmland includes 844.29 FSA cropland acres carrying an outstanding CSR2 value of 89.7. The remaining 14.97 FSA cropland acres are currently enrolled in the Conservation Reserve Program (CRP) with contracts expiring in 2025.

Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, these highly-tillable, contiguous tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. This high-quality land portfolio has been proudly owned for many years with a long-term tenant that has taken excellent care of each tract. Farm-approved APH yields for corn range from 215 to 260 and soybeans range from 50 to 67.

## Directions

From Clemons, Iowa: Travel north out of Clemons on Eastman Avenue for 3 miles until reaching Marble Road. Turn left (west) on Marble Road for 1/2 mile until reaching Durham Avenue. Turn right (north) on Durham Avenue for 2 miles and the farmland will be marked with Peoples Company signs.

From Zearing, Iowa: Travel east out of Zearing on 130th/ Marble Road for 6.5 miles until reaching Durham Avenue. Turn left (north) on Durham Avenue for 2 miles and the farmland will be marked with Peoples Company signs.

**THURSDAY, JULY 27, 2023 | 10:00 AM**

City Hall Building | 118 E Main Street  
State Center, Iowa 50247

**TRACT 1:** 64.85 Acres M/L

**TRACT 2:** 80 Acres M/L

**TRACT 3:** 80 Acres M/L

**TRACT 4:** 80 Acres M/L

**TRACT 5:** 80 Acres M/L

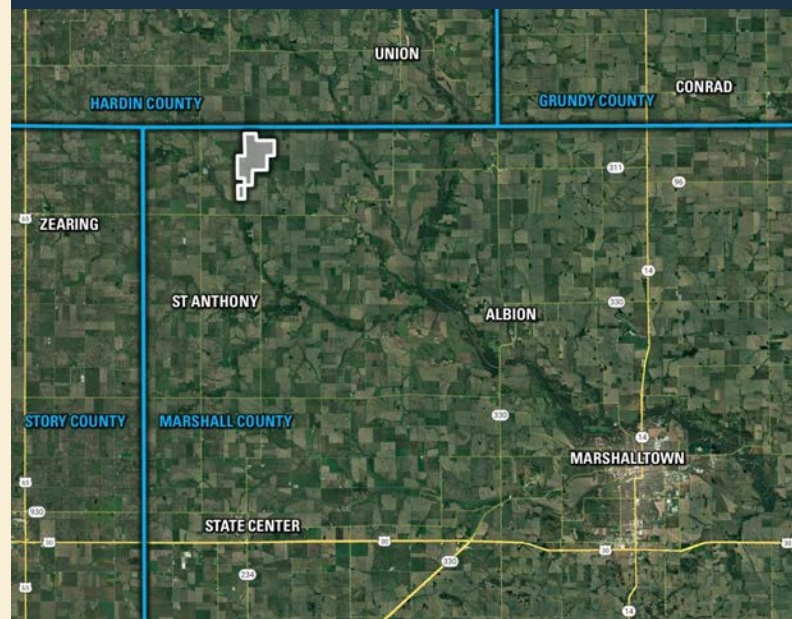
**TRACT 6:** 40 Acres M/L

**TRACT 7:** 230 Acres M/L, *to be surveyed*

**TRACT 8:** 80 Acres M/L

**TRACT 9:** 87 Acres M/L, *to be surveyed*

**TRACT 10:** 76.98 Acres M/L



Listing #16904

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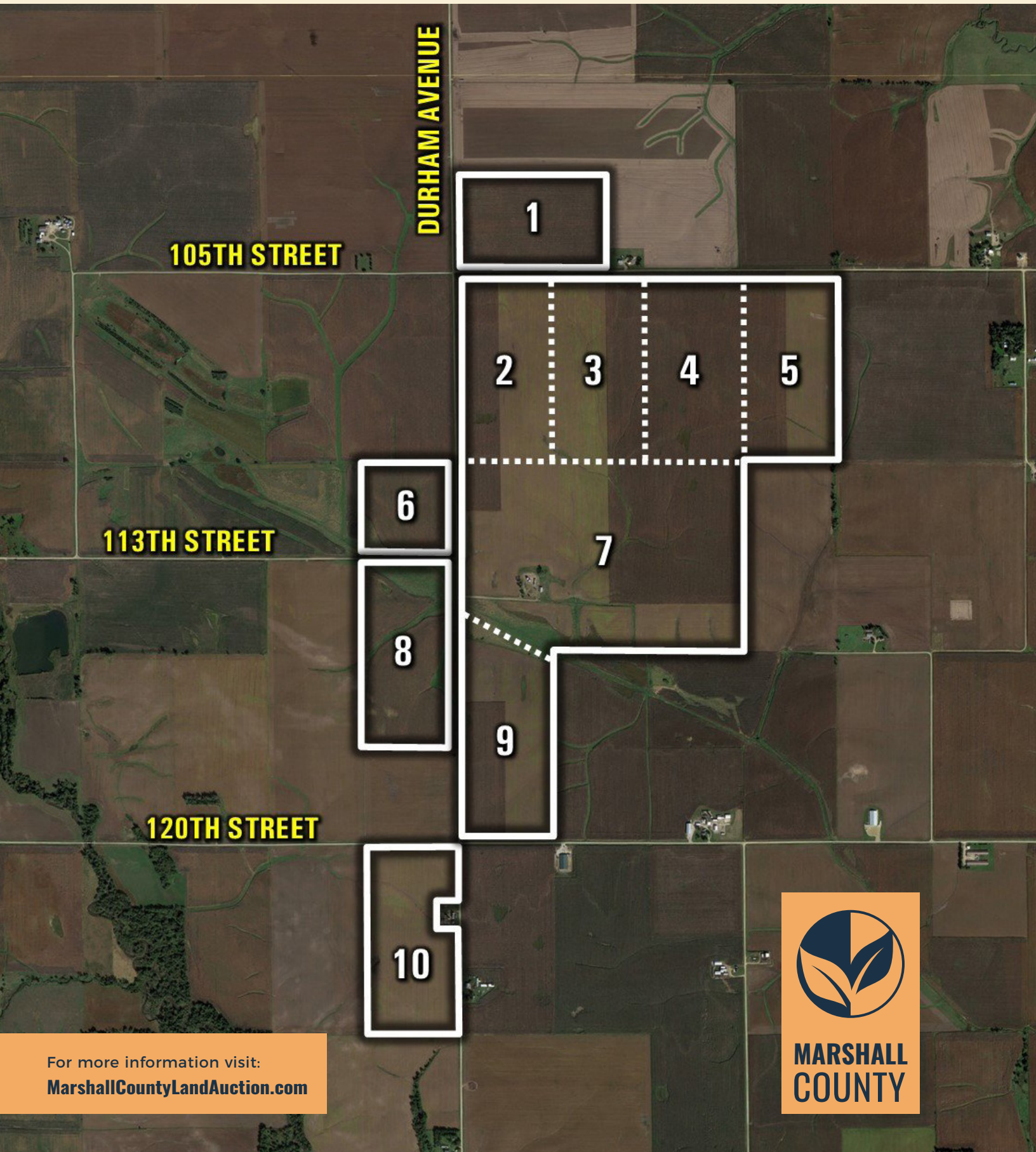
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# TRACT MAP

**OFFERED AS 10 TRACTS**

Ranging in size from 40 Acres M/L to 230 Acres M/L



For more information visit:  
[MarshallCountyLandAuction.com](http://MarshallCountyLandAuction.com)



**MARSHALL  
COUNTY**



# TRACT 1

64.85 ACERS M/L

Durham Avenue & 105th Street, Clemons, IA 50051



**Tract 1** consists of 64.85 acres m/l with 61.91 FSA cropland acres carrying a CSR2 value of 93.5. The primary soil types on this tract are some of the best in Iowa, including Tama & Garwin Silty Clay Loam.

Farmland acres are designated as NHEL (Non-Highly Erodible Land) and the farm lease will be available for the 2024 crop season. Tract 1 is located in Section 3 of Liberty Township, Marshall County, Iowa.

Net Taxes \$2,674.00

CSR2 93.50



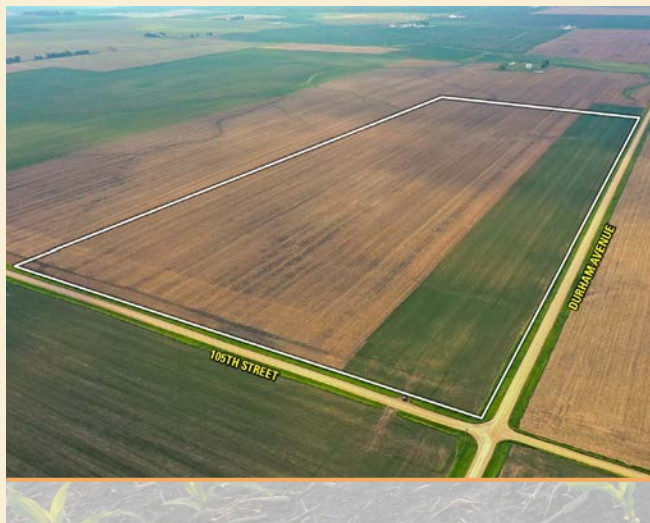
**Tillable Soils Map**

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	15.49	25.0%		95
118	Garwin silty clay loam	13.78	22.3%		90
120C	Tama silty clay loam	13.68	22.1%		90
119	Muscatine silty clay loam	11.89	19.2%		100
8B	Judson silty clay loam	5.60	9.0%		93
120C2	Tama silty clay loam	0.84	1.4%		87
120	Tama silty clay loam	0.63	1.0%		100
Weighted Average					93.5

# TRACT 2

80.00 ACERS M/L

Durham Avenue & 105th Street, Clemons, IA 50051

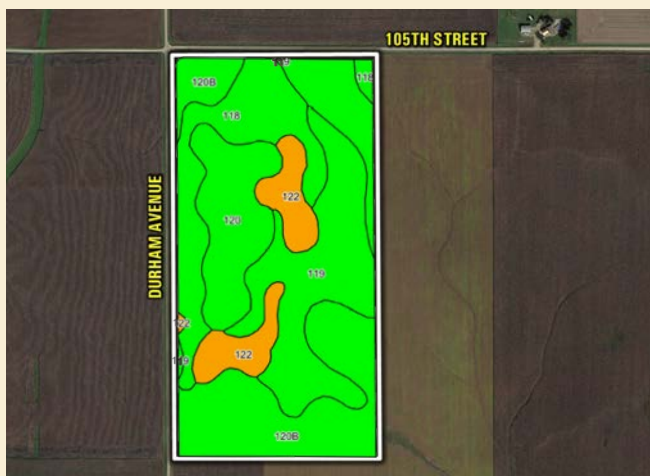


**Tract 2** consists of 80 acres m/l with an estimated 76.86 FSA cropland acres carrying a CSR2 value of 90.1. The primary soil types on this tract are some of the best in Iowa, including Tama & Muscatine Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 2 is located in Section 3 of Liberty Township, Marshall County, Iowa.

Net Taxes \$3,186.00

CSR2 90.10



## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	25.20	32.8%		95
119	Muscatine silty clay loam	18.70	24.3%		100
118	Garwin silty clay loam	13.99	18.2%		90
120	Tama silty clay loam	11.22	14.6%		100
122	Sperry silt loam	7.75	10.1%		36
Weighted Average					90.1



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# TRACT 3

80.00 ACERS M/L

105th Street, Clemons, IA 50051



**Tract 3** consists of 80 acres m/l with an estimated 78.15 FSA cropland acres carrying a CSR2 value of 92.3. The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 3 is located in Section 3 of Liberty Township, Marshall County, Iowa.

Net Taxes \$3,354.00

CSR2 92.30



## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	33.75	43.2%		95
120C	Tama silty clay loam	12.50	16.0%		90
118	Garwin silty clay loam	11.95	15.3%		90
11B	Colo-Ely complex	11.73	15.0%		86
119	Muscatine silty clay loam	4.99	6.4%		100
8B	Judson silty clay loam	3.23	4.1%		90
Weighted Average					92.3



# TRACT 4

80.00 ACERS M/L

105th Street, Clemons, IA 50051



**Tract 4** consists of 80 acres m/l with an estimated 78.09 FSA cropland acres carrying a CSR2 value of 92.5. The primary soil types on this tract are some of the best in Iowa, including Muscatine & Tama Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 4 is located in Section 2 of Liberty Township, Marshall County, Iowa.

Net Taxes \$3,360.00

CSR2 92.50



**Tillable Soils Map**

Code	Soil Description	Acres	% of field	Legend	CSR2
119	Muscatine silty clay loam	21.62	27.7%		100
120B	Tama silty clay loam	12.16	15.6%		95
120C2	Tama silty clay loam	11.26	14.4%		87
118	Garwin silty clay loam	9.24	11.8%		90
8B	Judson silty clay loam	8.69	11.1%		93
11B	Co-Ely complex	6.07	7.8%		86
120	Tama silty clay loam	4.12	5.3%		100
120C	Tama silty clay loam	3.31	4.2%		90
122	Sperry silt loam	1.62	2.1%		36
Weighted Average					92.5



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# TRACT 5

80.00 ACERS M/L

105th Street, Clemons, IA 50051



**Tract 5** consists of 80 acres m/l with an estimated 79.04 FSA cropland acres carrying a CSR2 value of 91. The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 5 is located in Section 2 of Liberty Township, Marshall County, Iowa.

Net Taxes \$3,130.00

CSR2 91.00



## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	21.32	27.0%		95
120C	Tama silty clay loam	15.41	19.5%		90
20C2	Kilduff silty clay loam	14.35	18.2%		81
11B	Colo-Ely complex	7.91	10.0%		86
119	Muscataine silty clay loam	7.25	9.2%		100
120	Tama silty clay loam	6.88	8.7%		100
120C2	Tama silty clay loam	3.66	4.6%		78
8B	Judson silty clay loam	2.18	2.8%		93
				Weighted Average	91.0



# TRACT 6

40.00 ACERS M/L

Durham Avenue & 113th Street, Clemons, IA 50051



**Tract 6** consists of 40 acres m/l with 38.16 FSA cropland acres carrying a CSR2 value of 81.3. Of the 38.16 FSA cropland acres m/l, 2.83 acres are enrolled in the Conservation Reserve Program (CRP). The CRP program practice includes CP21 & CP9 expiring in 2025 with an annual payment of \$1,006 (\$355.43 per acre). The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

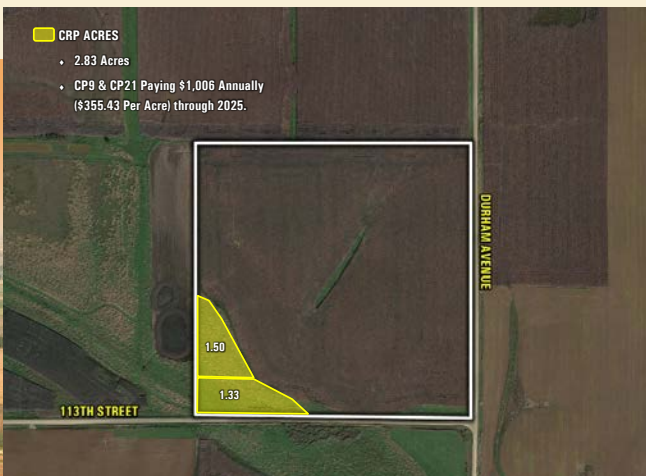
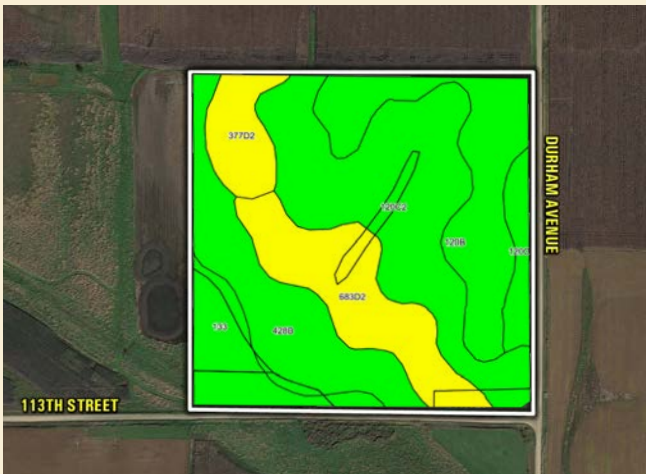
The farm lease has been terminated and will be available for the 2024 crop season. Tract 6 is located in Section 10 of Liberty Township, Marshall County, Iowa.

Net Taxes \$1,372.00

CSR2 81.30

## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120C2	Tama silty clay loam	11.66	30.6%		87
120B	Tama silty clay loam	6.84	17.9%		95
428B	Ely silty clay loam	6.58	17.2%		88
683D2	Liscomb loam	6.02	15.8%		55
133	Colo silty clay loam	3.22	8.4%		78
377D2	Dinsdale silty clay loam	2.40	6.3%		62
120C	Tama silty clay loam	1.44	3.8%		90
Weighted Average					81.3



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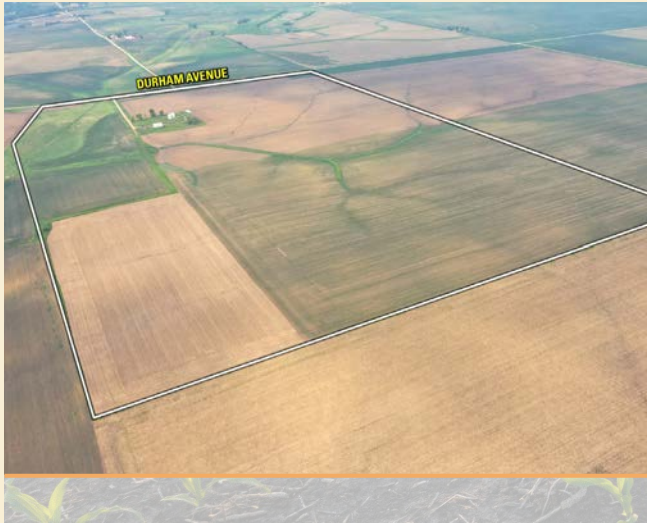
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# TRACT 7

230.00 ACERS M/L

Durham Avenue, Clemons, IA 50051



**Tract 7** consists of 230 acres m/l to be surveyed with an estimated 221.1 FSA cropland acres carrying a CSR2 value of 91. Of the 221.1 FSA cropland acres m/l, 7.8 acres are enrolled in the Conservation Reserve Program (CRP). The CRP program practice includes CP21 expiring in 2025 with an annual payment of \$2,772 (\$355.43 per acre). The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

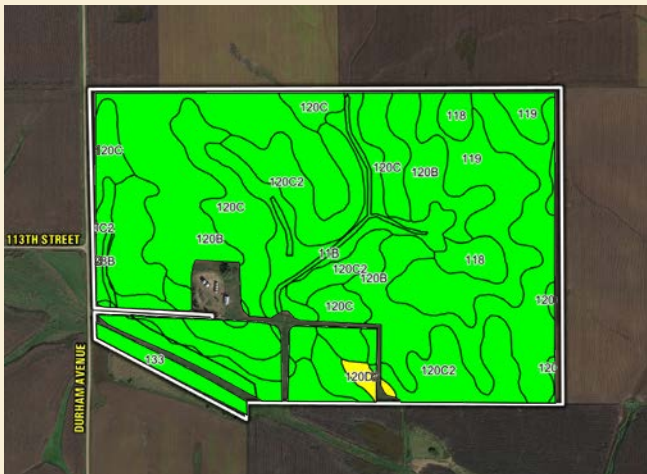
Farm improvements include a steel utility building with 2,400 sq/ft measuring 40' by 60' built in 1975 and two - 15,000-bushel grain bins. The farm lease has been terminated and will be available for the 2024 crop season. Tract 7 is located in Sections 10 & 11 of Liberty Township, Marshall County, Iowa.

Net Taxes \$9,537.00

CSR2 91.00

## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	73.84	33.4%		95
120C2	Tama silty clay loam	36.43	16.5%		87
120C	Tama silty clay loam	35.18	15.9%		90
119	Muscataine silty clay loam	24.58	11.1%		100
11B	Colo-Ely complex	19.96	9.0%		86
133	Colo silty clay loam	12.18	5.5%		78
428B	Ely silty clay loam	11.08	5.0%		88
118	Garwin silty clay loam	6.34	2.9%		90
120D2	Tama silty clay loam	1.51	0.7%		62
Weighted Average					91.0





# TRACT 8

80.00 ACERS M/L

Durham Avenue & 113th Street, Clemons, IA 50051



**Tract 8** consists of 80 acres m/l to be surveyed with an estimated 69.63 FSA cropland acres carrying a CSR2 value of 78.4. Of the 69.63 FSA cropland acres m/l, 4.34 acres are enrolled in the Conservation Reserve Program (CRP). The CRP program practice includes CP21 expiring in 2025 with an annual payment of \$1,543 (\$355.43 per acre). The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 8 is located in Section 10 of Liberty Township, Marshall County, Iowa.

Net Taxes \$2,540.00

CSR2 78.40

## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120C2	Tama silty clay loam	16.32	23.3%		87
120B	Tama silty clay loam	10.96	15.7%		95
120D2	Tama silty clay loam	8.24	11.8%		62
41B	Sparta loamy fine sand	6.23	8.9%		39
11B	Colo-Ely complex	6.01	8.6%		86
133	Colo silty clay loam	5.63	8.1%		78
428B	Ely silty clay loam	4.89	7.0%		88
119	Muscatine silty clay loam	3.97	5.7%		100
683D	Liscomb loam	2.48	3.5%		58
120C	Tama silty clay loam	2.12	3.0%		90
41C	Sparta loamy fine sand	1.50	2.1%		35
377D2	Dinsdale silty clay loam	1.22	1.7%		62
683D2	Liscomb loam	0.36	0.5%		55
Weighted Average					78.4



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# TRACT 9

87.00 ACERS M/L

Durham Avenue & 120th Street, Clemons, IA 50051



**Tract 9** consists of 87 acres m/l to be surveyed with 81.63 FSA cropland acres carrying a CSR2 value of 90.8. The primary soil types on this tract are some of the best in Iowa, including Tama & Muscatine Silty Clay Loam.

The farm lease has been terminated and will be available for the 2024 crop season. Tract 9 is located in Section 10 of Liberty Township, Marshall County, Iowa.

Net Taxes \$3,544.00

CSR2 90.80



**Tillable Soils Map**

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	26.17	32.1%		95
119	Muscatine silty clay loam	18.74	23.0%		10
120C	Tama silty clay loam	9.75	11.9%		90
120C2	Tama silty clay loam	9.32	11.4%		87
428B	Ely silty clay loam	5.63	6.9%		88
120D2	Tama silty clay loam	4.06	5.0%		62
133	Colo silty clay loam	3.06	3.7%		78
118	Garwin silty clay loam	2.69	3.3%		90
377D2	Dinsdale silty clay loam	2.21	2.7%		62
Weighted Average					90.8



# TRACT 10

76.98 ACERS M/L

Durham Avenue & 120th Street, Clemons, IA 50051



**Tract 10** consists of 76.98 acres m/l with 73.96 FSA cropland acres carrying a CSR2 value of 85.8. The primary soil type on this tract is the highly productive Tama Silty Clay Loam.

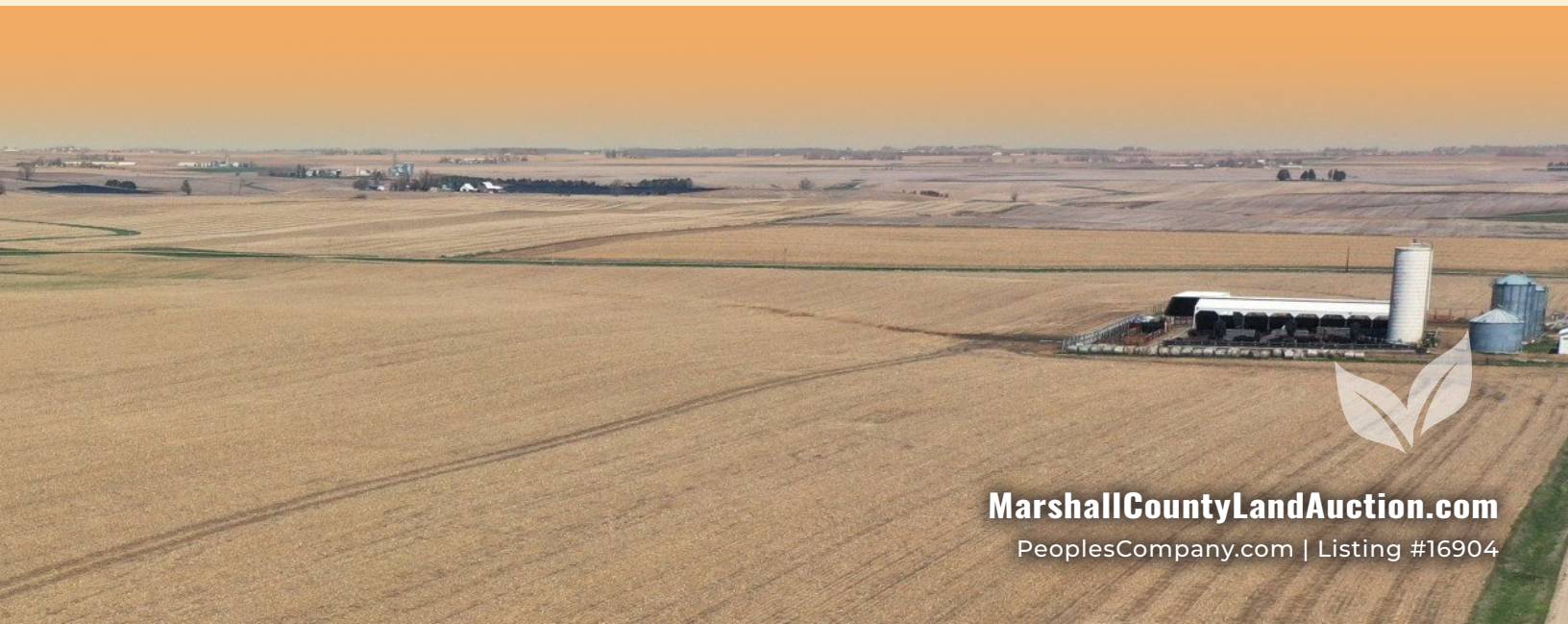
The farm lease has been terminated and will be available for the 2024 crop season. Tract 10 is located in Section 15 of Liberty Township, Marshall County, Iowa.

Net Taxes \$2,926.00

CSR2 85.80

## Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	CSR2
120B	Tama silty clay loam	29.83	40.3%		95
120C	Tama silty clay loam	10.67	14.4%		90
428B	Ely silty clay loam	8.20	11.1%		88
119	Muscataine silty clay loam	6.42	8.7%		100
442C2	Dickinson-Sparta-Tama complex	4.64	6.3%		35
175B	Dickinson fine sandy loam	3.68	5.0%		50
120C2	Tama silty clay loam	3.14	4.2%		87
6	Okoboji silty clay loam	2.98	4.0%		59
11B	Colo-Ely complex	2.37	3.2%		86
8B	Judson silty clay loam	1.60	2.2%		93
Weighted Average					85.8



MarshallCountyLandAuction.com

PeoplesCompany.com | Listing #16904



# AUCTION TERMS AND CONDITIONS

## Major Marshall County, Iowa Land Auction

898.83 Acres M/L

Offered in Ten Tracts

Thursday, July 27th, 2023

10:00 AM

### Auction Location:

City Hall Building

118 E Main Street

State Center, IA 50247

**Auction Method:** The Farm will be offered in 10 individual tracts via the Multi-Parcel Auction Method where tracts will be able to be purchased individually or any combination. All tracts will be offered in "whole dollar" amounts.

**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.

**Agency:** 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 Marshall 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 Marshall 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 Belin McCormick Trust Account.

**Closing:** Closing will occur on or before Thursday, September 7th, 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 lease has been terminated and will be available for the 2024 crop season.



## MARSHALL COUNTY AUCTION | THURSDAY, JULY 27, 2023 | 10:00 AM

City Hall Building, 118 E Main Street | State Center, Iowa 50247

**CRP Contracts:** Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). 2023 CRP Income will be retained by the Seller. All 2024 income will be the new Buyer(s). 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 Belin McCormick the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Financing:** Purchaser's obligation to purchase the Property is unconditional and is not contingent upon Purchaser obtaining financing. Any and all financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

**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.

**Surveys:** Surveys will be provided for Tract 7 & 9. In addition, boundary lines will be established and staked for Tracts 2, 3, 4, & 5. 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 "Whole Dollar" amount. 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 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.



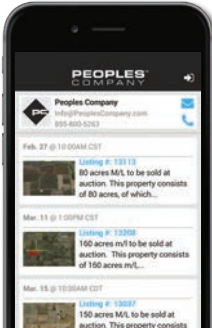
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12119 Stratford Drive  
Clive, IA 50325



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.



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**LAND AUCTION**  
**10 TRACTS 898.83 ACRES M/L**



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