

LEE COUNTY IOWA

FARM HEADQUARTERS | 3638 190TH ST | WEVER, IA 52658



NO RESERVE
ONLINE ONLY AUCTION

18.63
ACRES M/L



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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

FARM HEADQUARTERS

Peoples Company is pleased to present this unique opportunity to own part of the formally known Pieper Bottom in Lee County, IA. This Absolute **No Reserve** Online Only Auction includes a diversified 18.63 acres m/l including 390,000 bushels of grain bin storage, two machine sheds, house, slurry storage and 12 hog buildings. **Bidding is live now and this Online Only Auction will end at 5:00 PM on Thursday, August 3, 2023.** Don't miss out on this great opportunity to expand your operation. **No Buyers Premium.**



GRAIN STORAGE FACILITY

Contains a 350,000 bushel Behlen grain bin set up that includes one 250,000 bu. grain bin built in 1984 and two 50,000 bu. bins constructed in 1990. There is a Zimmerman tower dryer that has not been used in eight years as the grain leg from dryer to the bins was having issues, and the tower dryer is not currently hooked up to gas. The operator currently dumps grain in the drive over pit on the south end and feeds into the big leg and secondary leg to feed all three large Behlen bins. The northeast 50,000 bin had new flooring and supports put in last year. All three large bins have concrete tunnel flooring and have recently been resealed. Located in between the three large bins and tower dryer are two 2,000 bu. wet holding hopper bins. These hopper bins have not been used for awhile. Located on the property are another four grain bins each 10,000 bu. in size and all built in 1984. There is a drive over semi/tractor scale located just northwest of the bin site that worked until 2018. Scale issue is unknown.



HOG BUILDINGS

There are a total of 12 hog buildings throughout the property varying from finishers, nurseries and farrowing buildings. These buildings were constructed from 1964 - 1990. The pits are 8ft deep and have been pumped periodically throughout the last few years. Remaining slurry in pits consist of solid manure and rain water. There is a Slurrystore System with an estimated capacity of 1.2 million gallons. The CAFO and Manure Management Plan for this site have been "mothballed", meaning the site is not currently in use. The new owner will need to work with the DNR to file the correct paperwork and pay the appropriate fees to get this site active once again. For more information, please contact the Washington, Iowa DNR Field Office at 319.653.2135 and reference Facility ID# 59711.



HOUSE & SHOP

There is a two story 1,352 SF home built in the 1900's. Straight west of the house, there is the shop with concrete floors & insulation. Dwellings, shop and other improvements will be sold "As Is, Where Is". The Time of Transfer Septic Inspection for the house has been completed and passed. A copy of the Septic Inspection can be found on the Peoples Company website.

With a little work you can put this site to work for you. The hog buildings on this site are already permitted and head space is there for renovations. A hard to come by operation is here to work for you.

**OPEN HOUSE - Wednesday
July 26 from 4:00 PM - 6:00 PM**

RESERVED ITEMS

Personal items include FS Diesel fuel tank, two propane tanks, some miscellaneous manure hoses and fittings, manure pump and water pump, manure hose reel, field cultivator, tractor and pump and 10" auger. All personal items will be removed prior to closing.

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LISTING #16922

**VISIT PEOPLES COMPANY.COM
FOR MORE INFORMATION**

TERMS & CONDITIONS

BIDDING IS LIVE NOW! | ENDS AT 5:00 PM ON THURSDAY, AUGUST 3, 2023

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and open it up. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you are able to bid on any of our Online Auctions.

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: Property will be offered as one individual tract. All bids will be on a total price basis. A bid placed within three minutes of the scheduled close of the auction will extend bidding by three minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Lee 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 Lee County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held with BrownWinick Trust Account.

CLOSING: Closing will occur on or about Wednesday, September 13, 2023. The balance of the purchase price will be payable at closing in the form of guaranteed check, or wire transfer.

POSSESSION: Possession will be granted at closing.

FARM LEASE: The farmable acres are leased for the 2023 cropping season. Contact agent for details.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with BrownWinick 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. Without limiting the generality of the foregoing, Auctioneer, Peoples Company, and Seller have not made and do not make any representations or warranties as to the physical and environmental condition relating to the property. All bids will be TOTAL DOLLAR. Peoples Company and its representatives are agents of the Seller. 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. 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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Scan the QR
code to view this
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12119 Stratford Drive
Clive, IA 50325



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FROM WEVER, IA: Travel east out of town on 358th avenue for approximately 1.20 miles. You will then run into the Iowa Fertilizer Plant. Turn east onto 180th Street and travel for a 1/4 mile. Turn south onto Highway 360th Avenue and travel for approximately 1.15 miles. Turn east onto gravel road 190th Street and travel for a half mile. Property will be located on the south side of road. Look for signs.



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listing online.