

MAHASKA COUNTY

HOG BUILDING SITES ONLINE ONLY AUCTION



BID BY AUGUST 8TH, 2023 | 5:00 PM

peoplescompany.bidwrangler.com

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27.92
ACRES M/L
OFFERED IN
4 TRACTS



9.35 Acres M/L

Open House for viewing will be Tuesday,
July 25th, 2023 from 5:00 PM - 7:00 PM.

Tract 1 consists of 9.35 acres m/l including a partially converted gestation barn & farrowing barn built in 1996 that is currently in the middle of being remodeled into a finishing unit. The gestation barn in transition measures 71' X 380' including a 10ft deep pit in good condition, a majority of good slats, and good structure. With a little more work this building could house around 3,700 head of fat hogs producing for you! There is an office, shower, and restroom connecting the farrowing barn to the gestation barn. There has been around \$30,422 already spent on this building removing sow infrastructure for future finisher renovations. The farrowing barn on the east side is still in its original condition. Also included, is a Kohler generator with a John Deere diesel engine as the power unit.

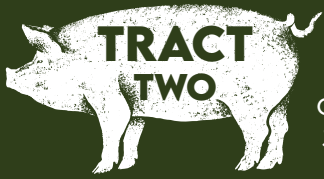
This acreage includes two homes. The west home was built in 1955 and consists of 1,624 SF living quarters including 2 bedrooms and 1 bathroom. The basement is not finished. The single-story east home was built in 1996 and consists of 1,144 SF, living quarters including 3 bedrooms and 2 bathrooms. The basement is finished



with a newer concrete patio poured in 2018. There is a 32' X 40' machine shed built in 2006 for equipment and storage. There are plenty of options and avenues for this income-producing property to work for you! Call one of the houses home or rent out both houses and the machine shed for income along with a remodeled finisher in the future, this would be a great addition to your portfolio. Don't miss out on this opportunity!

There is natural gas provided by Montezuma Municipal Utilities along with Rural Water service by Poweshiek Rural Water Association.





7.24 Acres M/L

Open House for viewing will be Tuesday,
July 25th, 2023 from 5:00 PM - 7:00 PM.

Tract 2 consists of 7.24 acres m/l including a partially converted gestation barn & farrowing barn built in 1997 that is currently in the middle of being remodeled into a finishing unit. The gestation barn in transition measures 75' X 380' including a 10ft deep pit in good condition, a majority of good slats, and good structure. With a little more work this building could house around 3,700 head of fat hogs producing for you! There is an office, shower, and restroom connecting the farrowing barn to the gestation barn. There has been around \$43,955 spent on this building removing sow infrastructure for future finisher renovations. The farrowing barn on the west side is still in its original condition. Also included, is a Kohler generator with a John Deere diesel engine as the power unit.

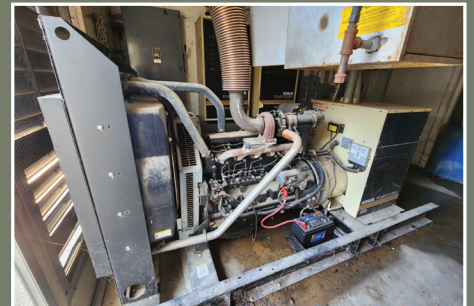
This acreage includes a one-story brick home built in 1979 and consists of 1,860 SF living quarters including 3 bedrooms and 2 bathrooms.



The basement is not finished but does have a kitchenette. There is a 30' X 45' machine shed built in 1971 for equipment and storage.

There are plenty of options and avenues for this income-producing property to work for you! Call the house home or rent it out. With a remodeled finisher in the future, this would be a great addition to your portfolio. Don't miss out on this opportunity!

There is natural gas provided by Mid-American along with Rural Water service by Mahaska Rural Water.





5.82 Acres M/L

Tract 3 consists of 5.82 acres m/l, including a nursery built in 1996. The nursery measures 81' X 195' including a 6ft manure pit in good condition and a good structure. With a little more work you could put this nursery back to work for you. There is an office room with a shower and restroom. The property also includes a 38' X 42' open-face shed for equipment or livestock built in 1980. Perched up on top of a hill, this location has views that are hard to beat and would also make a tremendous building site for a future home overlooking the hills



of Mahaska County, IA There is natural gas provided by Mid-American along with Rural Water service by Mahaska Rural Water.



TERMS & CONDITIONS

Auction Method: The property will be offered as 4 individual tracts. All bids will be on a total price basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. All 4 tracts will auto extend together at the end of the auction. If you plan to bid, please register 24 hours before the close of the 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 Mahaska 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 Mahaska County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required upon the conclusion 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 the Settle Up Trust Account.

Closing: Closing will occur on or about Thursday, September 14th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check, or wire transfer.

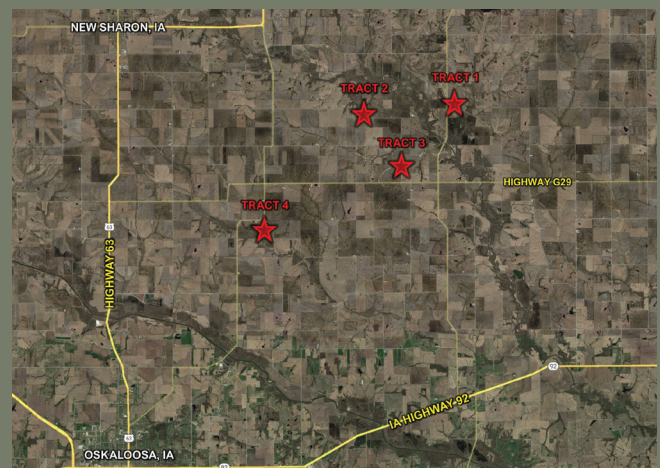
Possession: Possession will be granted at closing.

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 dollars. 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 investigation of the property before 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





5.51 Acres M/L

Open House for viewing will be Tuesday,
July 25th, 2023 from 5:00 PM - 7:00 PM.



Tract 4 consists of 5.51 acres m/l, including a partially converted gestation barn and farrowing barn built in 1997 that is currently in the middle of being remodeled into a finishing unit. The gestation barn in transition measures 75' X 380' including a 10ft deep pit in good condition, a majority of good slats, and good structure. With a little more work, this building could house around 3,700 head of fat hogs producing for you! There is an office, shower, and restroom connecting the farrowing barn to the gestation barn. There has been around \$44,623 already spent on this building removing sow infrastructure for future finisher renovations. The farrowing barn on the west side is

still in its original condition. Also included, is a Kohler generator with a Ford gas engine as the power unit.

There is natural gas provided by Mid-American along with Rural Water service by Mahaska Rural Water.



WHERE TO BID

You can access the app online at peoplescompany.bidwrangler.com or use our mobile bidding app powered by BidWrangler!

BID BY

The property will be offered through a TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Tuesday, August 8th, 2023 at 5:00 PM Central Time Zone (CST).

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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16945



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

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Peoples Company is pleased to present this unique opportunity to own a single or portfolio of hog buildings in Mahaska County, IA. This Online Only Auction includes a diversified portfolio containing 4 separate sites currently being transitioned into finishing barns with a capacity of around 3,700 along with 3 homes.

Bidding is live now and this Online Only Auction will end at 5:00 PM on Tuesday, August 8th, 2023. Don't miss out on this great opportunity to expand your operation. No Buyers Premium. These sites have natural gas provided by Mid American along with Rural Water service located on all four tracts. Tracts 1, 2 & 4 have had around \$40,000 spent on each site removing sow infrastructure for future finisher renovations. The buildings are here to work for your operation.

All Buildings & 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. The buyer will be required to sign a binding agreement with Mahaska County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact Agent for further details.

The property will be offered through a TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Tuesday, August 8th, 2023 at 5:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing Agent.

Sellers provide notice to anyone entering buildings that caution should be used and enter at their own risk. Sellers, the seller's agent, and representatives will have no liability for any injuries. Please contact agents before entering any building.