

LAND AUCTION | THURSDAY, AUGUST 24TH

Cerro Gordo County



AUCTION LOCATION

Rock Falls Community Center
3 Nottingham Street | Rock Falls, IA 50467

80

**ACRES
M/L**

CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com

 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Property Info

Peoples Company is pleased to offer the sale of 80 acres m/l located northwest of Nora Springs, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Rock Falls Community Center.

The farmland consists of 77.40 FSA cropland acres carrying a CSR2 of 85.4. Of the 77.40 FSA cropland acres, 1 acre is enrolled in the Conservation Reserve Program (CRP). The CRP practice includes CP-8A expiring in 2026 with an annual payment of \$337. The primary soil types on this farm are some of the best in Iowa, including Klinger Silty Clay loam and Kenyon loam.

The farmland acres are designated as NHEL (Non-Highly Erodible Land) and are located in a Joint County Drainage District No. 23 & 109. County tile has been installed on the farm ranging from 6" to 12".

The tract has great access to paved Balsam Avenue with several competing grain marketing options nearby. The farm lease has been terminated and will be open for the 2024 growing season. The property is located in Section 25 of Falls Township in Cerro Gordo 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.



**LISTING
#16967**

**LAND AUCTION
THURSDAY,
AUGUST 24TH**




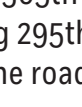
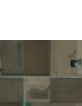






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Tillable Soils

FSA Tillable Soils Map

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|-------------------------|--------------------------|-------|------------|---|-------------|
| 184 | Klinger silty clay loam | 31.34 | 40.5% |  | 95 |
| 83B | Kenyon loam | 16.17 | 20.9% |  | 90 |
| 706B | Cerlin silt loam | 13.98 | 18.1% |  | 64 |
| 83C2 | Kenyon loam | 6.57 | 8.5% |  | 84 |
| 377B | Dinsdale silty clay loam | 2.81 | 3.6% |  | 94 |
| 782B | Donnan loam | 1.96 | 2.5% |  | 43 |
| 682 | Maxfield silt loam | 1.91 | 2.5% |  | 83 |
| 184 | Klinger silty clay loam | 1.85 | 2.4% |  | 95 |
| 782B | Donnan loam | 0.43 | 0.6% |  | 43 |
| Weighted Average | | | | | 85.4 |



From Rock Falls, Iowa: Travel east out of town on 305th Street for 1.5 miles until reaching Yarrow Avenue. Turn right (south) on Yarrow Avenue for 1 mile until reaching 295th Street. Turn left (east) on 295th Street for 1 mile and the farm will be located on the right (south) side of the road marked with a Peoples Company sign.



Scan the QR Code
to view listing
#16967 online



| AUGUST | | | | | | |
|--------|-----|-----|-----|-----|-----|-----|
| SUN | MON | TUE | WED | THU | FRI | SAT |
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

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AUCTION TERMS AND CONDITIONS

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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 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 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 Floyd 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 Floyd 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 Laird Law Firm Trust Account.

Closing: Closing will occur on or before Thursday, October 5th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm 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 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Laird Law Firm 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 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. The 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.