

# *Hancock County, Iowa* **FARMLAND AUCTION**

**45 ACRES M/L**

*Friday, September 8<sup>th</sup>, 2023 at 10:00 AM*

**BRITT GOLF COURSE**

2360 James Avenue | Britt, IA 50423

Chase Duesenberg | 641.529.0562 | Chase@PeoplesCompany.com

Listing #16998





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

**Peoples Company** is pleased to represent the Nelson Family Trust in the sale of 45 acres m/l located north of Britt, Iowa. The farmland will be sold to the highest bidder at a live public auction on Friday, September 8th, 2023 at 10:00 AM at the Britt Golf Course.

The farm consists of 44.41 FSA cropland acres carrying a CSR2 of 63.8. Of the 44.41 FSA cropland acres, 3.03 acres are enrolled in the Conservation Reserve Program (CRP). The CRP program practice includes CP21 expiring in 2035 with an annual payment of \$615 (\$203 per acre). The primary soil types on this farm include Harpster Silty Clay loam and Harcot Clay loam with the farmland acres being designated as NHEL (Non-Highly Erodible Land).

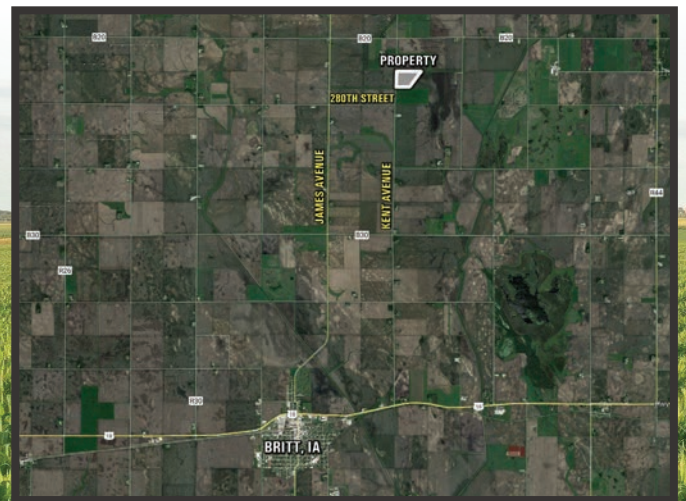
Located in County Drainage Districts No.1 & 2, there is a great opportunity to further improve the drainage on this farm with an 18" county tile main running along the north boundary out-letting east into an open ditch.

The farm lease has been terminated and farming rights will be available for the upcoming 2024 crop season. The property is located in Section 35 of Crystal 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.

### Directions

From Britt, Iowa: Travel north out of town on James Avenue for 4.7 miles until reaching 280th Street. Turn right (east) on 280th Street for 1 mile until reaching Kent Avenue. Turn left (north) on Kent Avenue for 1/2 mile and the property will be on the right (east) side of the road marked with a Peoples Company sign.



## Terms & Conditions

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

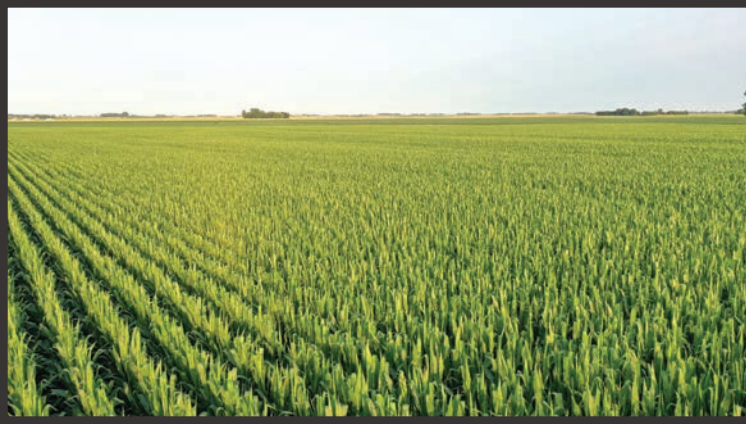
**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is 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 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 cash or check. All funds will be held in SettleUp Trust Account.

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



FSA Tillable Soils Map					
Code	Soil Description	Acres	% of Field	Legend	CSR2
1595	Harpster silty clay loam	28.08	63.2%		76
335	Harcot clay loam	9.52	21.4%		39
6	Okoboji silty clay loam	3.81	8.6%		59
811	Muskego soils	1.39	3.1%		15
511	Blue Earth mucky silt loam	0.86	1.9%		66
1259	Biscay clay loam	0.75	1.7%		36
<b>Weighted Average</b>					<b>63.8</b>



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**Possession:** Possession of the farm will be given At Closing, Subject to Tenant's Rights.

**Farm Lease:** The farm lease has been terminated and is open for the 2024 cropping season.

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



12119 Stratford Drive  
Clive, IA 50325  
Listing # 16998



PEOPLESCOMPANY.COM



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

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