



# Boone County, Iowa

## FARMLAND AUCTION



**160**  
Acres M/L

**Tuesday, September 26th, 2023 | 10:00 AM**  
**Leonard Good Community Center**  
114 SW 8th Street | Ogden, IA 50212

### CONTACT

**MATT ADAMS** | 515.423.9235 | [Matt@PeoplesCompany.com](mailto:Matt@PeoplesCompany.com)

**BRANDON BERGQUIST** | 515.509.5912 | [Brandon@PeoplesCompany.com](mailto:Brandon@PeoplesCompany.com)

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**Peoples Company** is pleased to offer the sale of 160 acres m/l located southwest of Ogden, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Leonard Good Community Center in Ogden, Iowa.

The farmland consists of 152.47 FSA cropland acres, designated as NHEL (Non-Highly Erodible Land), with 134.45 acres M/L currently in row crop production carrying a CSR2 of 72.3. The remaining 18.02 FSA cropland acres are enrolled in the Conservation Reserve Program (CRP). The CRP practices include 17.92 acres of CP-21 expiring in 2028 with an annual payment of \$4,069.00 and .10 acres of CP-8A expiring in 2032 with an annual payment of \$18.00. The soil types on this farm are some of the best in Iowa, including Clarion loam, Nicollet loam, Webster clay loam, and Canisteo clay loam. These soil types cover over 70% of the acres currently in production with a CSR2 of 88.16. Multiple improvements have been made to the farm including waterways and private tile. This property is

located southwest of Ogden, Iowa in the northwest quarter of Section 35 in Beaver Township, Boone County, Iowa.

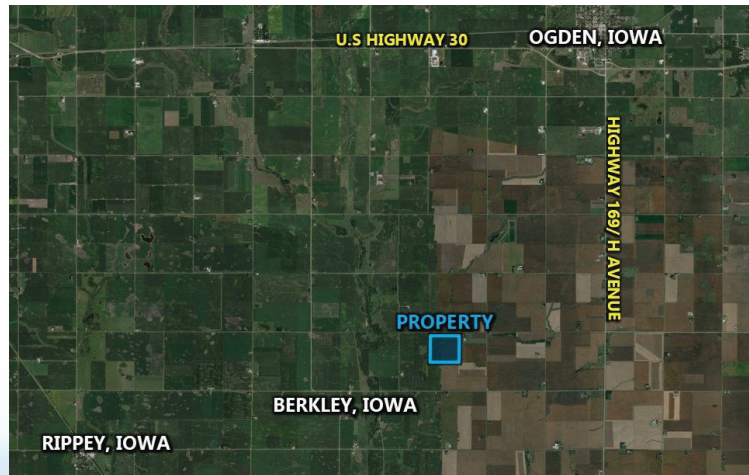
Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This highly-tillable farm is located nearby multiple grain marketing options offering competitive bidding, including nearby grain elevators located in Ogden, Rippey, Dawson, Woodward, and Jefferson, Iowa, and a local ethanol plant located in Grand Junction, Iowa (Louis Dreyfus Company). The farm lease will be open for the 2024 cropping season. Don't miss the rare opportunity for you to own an exceptional farm in Boone 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 Ogden, Iowa:** Travel south out of town for approximately 4.5 miles on State Highway 169 / H Avenue until reaching 270th Street. Turn right (west) onto 270th Street and continue for approximately 2.5 miles. The property will be on the south side of the road marked with a Peoples Company sign.

**From Berkely, Iowa:** At the intersection of Clover Avenue and 280th Street, travel east for approximately 1 mile on 280th Street until reaching Deer Avenue. Turn left (north) onto Deer Avenue for 1 mile until reaching 270th Street. Turn right (east) on 270th Street for one-half mile and the property will be on the south side of the road marked with a Peoples Company sign.



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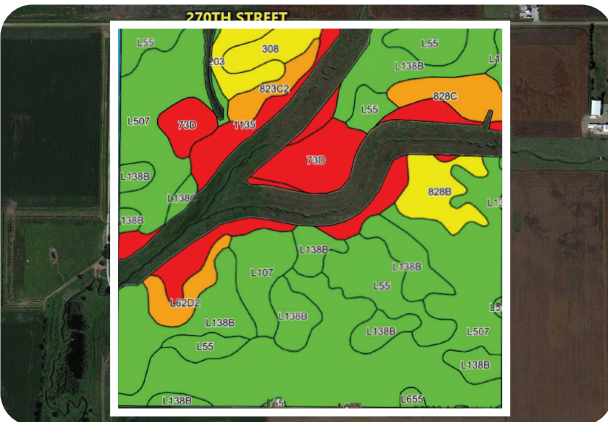
**CRP MAP**



**TILE MAP**



**CURRENT TILLABLE SOILS MAP**



Code	Soil Description	Acres	% of Field	Legend	CSR2
L507	Canisteo clay loam	46.62	34.8%		87
L138B	Clarion loam	27.32	20.4%		88
L55	Nicollet loam	14.29	10.7%		91
1135	Coland clay loam	12.01	9.0%		13
73D	Hawick gravelly sandy loam	7.69	5.7%		31
L107	Webster clay loam	5.35	4.0%		88
828B	Zenor sandy loam	4.84	3.6%		52
828C	Zenor sandy loam	3.93	2.9%		47
308	Wadena loam	2.86	2.1%		56
203	Cylinder loam	2.78	2.1%		58
L62D2	Storden loam	2.77	2.1%		41
823C2	Ridgeport sandy loam	2.38	1.8%		43
L138C	Clarion loam	0.79	0.6%		84
L655	Crippin loam	0.46	0.3%		91

**WEIGHTED AVERAGE 72.3**



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #17022



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

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### TERMS & CONDITIONS

**Auction Method:** The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

**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.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number 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.

**Farm Program Information:** Farm Program Information is provided by the Boone 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 Boone 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 Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Friday, November 3rd, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**Possession:** Possession of the land 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 Peoples Company 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. The buyer will assume any CRP contracts and hold the seller harmless if they fail to comply with the terms of the CRP contract. CRP Addendums are required to be signed by the buyer for all current or open CRP contracts. 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. 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.