

BLACK HAWK COUNTY, IOWA

10210 E BIG ROCK ROAD | DUNKERTON | IA 50626

FARMLAND & ACREAGE AUCTION



**TUESDAY, SEPTEMBER 19 AT 10:00 AM
120 ACRES M/L**



TRAVIS SMOCK

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Travis@PeoplesCompany.com

IA LIC S62642000



LISTING #17038



Black Hawk County, Iowa Farmland and Acreage Auction! Opportunity to own premium quality farmland and a clean acreage with lots of potential located just southeast of Dunkerton. The auction will take place on Tuesday, September 19th at 10:00 AM at the St. Francis Catholic Church Hall. This 120-acre m/l farm will be offered in two individual tracts with Tract 1 consisting of 118.1 acres m/l of high-quality farmland with 106.82 tillable acres m/l carrying a CSR2 of 87.5 and Tract 2, a 1.9-acre m/l acreage site, consisting of a well-kept story and a half home and multiple outbuildings. The farmland has many of the best soil types in the area including Readlyn, Tripoli, and Clyde-Floyd loams. The four-bedroom, one-bath home features beautiful oak woodwork throughout and a maintenance-free metal shingle roof along with multiple sheds including a garage and 60x64 pole building. The farm is located along N Nesbit Road and E Big Rock Road in Section 3 of Barclay Township, Black Hawk County, Iowa.

TRACT 1 - 118.1 ACRES M/L

Tract 1 consists of 118.1 acres m/l of high-quality farmland with 106.82 tillable acres m/l carrying a CSR2 of 87.5, well above the county average of 70 CSR2. This premium farmland has many of the best soil types in the area including Readlyn, Tripoli, and Clyde-Floyd loams. The farm is located just southeast of Dunkerton along N Nesbit Road and E Big Rock Road in Section 3 of Barclay Township, Black Hawk County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
399	Readlyn silt loam	61.37	57.5%	●	91
398	Tripoli clay loam	37.31	34.9%	●	82
391B	ClydeFloyd complex	7.94	7.4%	●	87
471	Oran loam	0.14	0.1%	●	74
395B	Marquis loam	0.06	0.1%	●	91
Weighted Average					87.5

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AUCTION DETAILS

Black Hawk County, Iowa Land Auction
120 Acres M/L - Two Individual Tracts
Tuesday, September 19th, 2023 at 10:00 AM

Seller: Katherine Wellner Estate

Auction Location:

St. Francis Catholic Church Hall
7830 E Airline Highway
Dunkerton, IA 50626

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 farm will be sold as two individual tracts that will not be combined. Public Auction will take place on Tuesday, September 19th, 2023 at 10:00 AM at the St. Francis Catholic Church Hall near Dunkerton, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Black Hawk 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 Black Hawk 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 the Roberts & Eddy, PC Trust Account.

Attorney: Lans Flickinger with Roberts & Eddy, PC.

Closing: Closing will occur on or before Tuesday, October 31st, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers. Closing will be administered by Roberts & Eddy, PC.

Possession: Possession of the land (Tract 1) will be given At Closing, Subject to Tenant's Rights. Possession of the acreage site (Tract 2) will be given at closing.

Farm Lease: The farm is leased for the 2023 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 Roberts & Eddy, PC the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Surveys: The acreage site (Tract 2) has been surveyed. Tract 1 will not be surveyed before the closing.

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. 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.

TRACT 2 - 1.9 ACRES M/L

10210 E Big Rock Road, Dunkerton, IA 50626

Tract 2 consists of a 1.9-acre m/l acreage site with a well-kept story and a half home and multiple outbuildings. The four-bedroom, one-bath home features beautiful oak woodwork throughout and a maintenance-free metal shingle roof along with multiple sheds including a garage and 60x64 pole building. The farm is located southeast of Dunkerton, just one mile from paved Highway 281 E Big Rock Road and in Section 3 of Barclay Township, Black Hawk County, Iowa.





2300 Swan Lake Blvd, Ste 300
Independence, IA 50644



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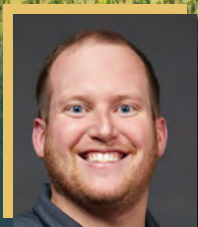


From Dunkerton: Travel south on Highway 281 / Canfield Road for one mile to Big Rock Road. Head east on Big Rock Road for one mile to Nesbit Road and the farm will be located at the southeast corner of the intersection.

Open Houses:
Tuesday, September 5th from 4:00 PM - 7:00 PM
Sunday, September 10th from 11:00 AM - 1:00 PM



SCAN TO VIEW THIS LISTING ONLINE!



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