

IOWA FARMLAND AUCTION

Greene County

THE ESTATE OF



**FRIDAY, OCTOBER 20
2023 AT 10:00 AM**

Grand Junction Community Center
Lincoln Highway Room
212 Main Street E
Grand Junction, Iowa 50107

80

ACRES M/L

DOUG BEAR
515.745.3192 | IA LIC S67986000
Doug.Bear@PeoplesCompany.com

LISTING #17070

PC **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

IOWA FARMLAND AUCTION

Greene County

80 ACRES M/L

Greene County, Iowa Land Auction – Mark your calendar for Friday, October 20, 2023 at 10:00 AM! Peoples Company is pleased to be representing The Estate of Ruth C. Quirk in the sale of 80 m/l located directly northwest of Grand Junction and southwest of Dana, Iowa in northeastern Greene County, Iowa.

Located immediately southwest of the 180th Street and Somerset Avenue intersection, this highly tillable tract known locally as the “Kennedy Land”, includes 77.96 FSA cropland acres carrying a CSR2 of 85.6 with the primary soil types of Webster clay loam and Clarion loam. The farmland acres are designated as NHEL (Non-Highly Erodible Land). The farm has gentle rolling slopes that allow water to navigate off of the property. Two drainage tile intakes have been located on the eastern portion of the farm, but no tile maps have been made available.

In addition, there are several grain marketing options available that are located nearby including, but not limited to, the Louis Dreyfus Company ethanol plant approximately two and one-half miles directly southeast of the farm along with cooperatives in the surrounding towns of Jefferson, Rippey, Beaver, Boxholm, Paton, and Churdan, Iowa. The farm is available for the 2024 cropping season.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on October 20, 2023 at 10:00 AM at the Grand Junction Community Center - Lincoln Highway Room, 212 Main Street E, Grand Junction, Iowa 50107. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. This property is located in the northeast quarter of Section 18 in Junction Township, Greene County, Iowa. Don't miss out on this tremendous opportunity to own high-quality Iowa farmland!



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FRIDAY, OCTOBER 20, 2023 AT 10:00 AM

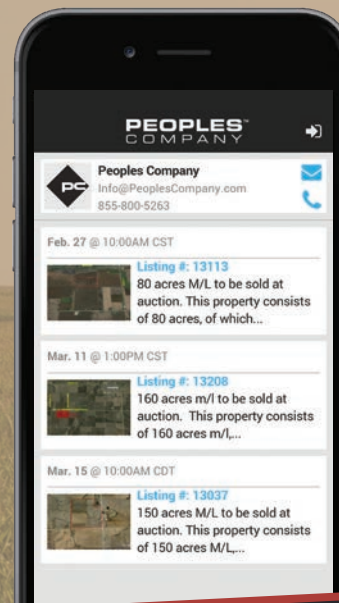
Tillable Soils Map

CSR2 85.6

Code	Soil Description	Acres	% of Field	Legend	CSR2
107	Webster Clay Loam	35.39	45.4%		86
138C2	Clarion loam	17.00	21.8%		83
138B2	Clarion loam	16.76	21.5%		87
55	Nicollet clay loam	8.16	10.5%		89
6	Okoboji silty clay loam	0.65	0.8%		59
Weighted Average					85.6

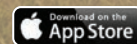


From Grand Junction, Iowa: Travel north on Iowa Highway 144 for approximately 3 miles and turn left (west) onto 190th Street. Continue for 1 mile to T Avenue and turn right (north). Travel north on T Avenue and the road becomes 180th Street immediately after the curve. Continue for approximately 0.25 miles to Somerset Avenue. The farm will be located immediately southwest of the intersection of 180th Street and Somerset Avenue. Entry into the farm is on the northeast corner. Look for the Peoples Company sign.



Not able to make it to the live auction but still want to bid? No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



AUCTION LOCATION

Grand Junction Community Center
 Lincoln Highway Room
 212 Main Street E
 Grand Junction, Iowa 50107

LISTING #17070

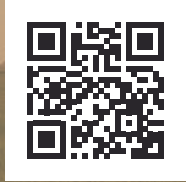




12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17070



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Auction Terms & Conditions

ONLINE BIDDING: Register to bid at **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 tract will be offered via Public Auction and will take place at 10:00 AM at the Grand Junction Community Center - Lincoln Highway Room, 212 Main Street E, Grand Junction, Iowa 50107. The farmland tract will be sold on a per-acre basis through a traditional auction method. 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 Greene 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 Greene 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, December 1st, 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 the Tenant's Rights.

FARM LEASE: Farming rights for the 2024 cropping year will be available.

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.

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.

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.

