



Recreational Land Auction **MONROE COUNTY, IOWA**



Auction Details

Friday, October 6, 2023 at 10:00 AM
Albia Golf | 300 Country Club Lane | Albia, IA 52531

Contact

Adam Curran | 641.203.2931 | Adam@PeoplesCompany.com
Kenny Herring | 515.783.8718 | Kenny@PeoplesCompany.com





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Albia Golf

300 Country Club Lane | Albia, IA 52531

Mark your calendar for October 6 at 10:00 a.m.! Peoples Company is honored to represent this highly sought-after high-quality recreational property in Monroe County, Iowa. The unique combination of timber and CRP or tillable acres combined with its outstanding location in the rolling hills of Monroe County, Iowa, makes this an ideal recreational opportunity for any outdoor enthusiast. Located in one of the most robust recreational areas in Iowa and surrounded by an abundance of habitat this property lends itself to all types of wild game including some of the most exclusive whitetail hunting in Iowa. The farm currently offers 33.4 acres m/l of CRP paying \$6,713 annually, offering not only a great source of income but also outstanding cover for wildlife. The lay of the timber in combination with the CRP creates a great area of seclusion for all wildlife and food source. In addition, this property offers access from a paved road. Monroe County is known especially for its wildlife and this property will not disappoint!



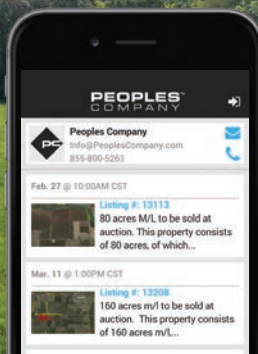
Directions

From Albia, Iowa: Travel east on US Highway 34 for approximately 9 miles to Monroe Wapello Road. On Monroe Wapello Road go north 1 mile to 189th St. On 189th St go west for a 1/2 mile. The property is located on the north side of the road. Look for Peoples Company Auction signs.

Contact

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Online Bidding Available

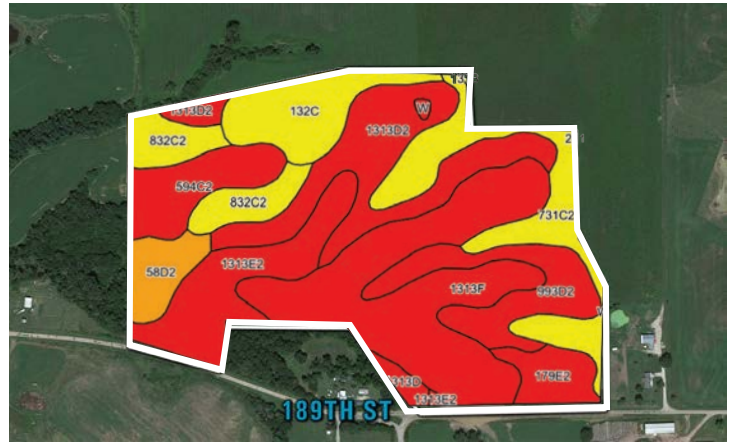
Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
1313F	Munterville silt loam	17.14	24.5%		11
1313D2	Munterville silt loam	10.84	15.5%		34
731C2	Pershing silty clay loam	7.88	11.3%		62
1313E2	Munterville silt loam	7.17	10.2%		22
993D2	GaraArmstrong loams	6.04	8.6%		35
132C	Weller silt loam	5.58	8.0%		59
594C2	Galland loam	4.64	6.6%		23
832C2	Weller silty clay loam	4.57	6.5%		61
58D2	Douds loam	2.74	3.9%		44
179E2	Gara loam	2.52	3.6%		35
1313D	Munterville silt loam	0.74	1.1%		35
W	Water	0.14	0.2%		0

Weighted Average 33.8





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17103



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Auction Terms and Conditions

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 tract will be offered via Public Auction and will take place at 10:00 AM at the Albia Golf Course, Albia, Iowa. 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 Monroe 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 Monroe 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 Goldsmith Law Trust Account.

Closing: Closing will occur on or before Thursday, November 16th, 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: The farm is currently in CRP with no additional leases. CRP payments will be prorated to the day of closing.

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.

Surveys: Survey on acreage with the house to be completed before the closing date.

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.