



Farmland Auction

HAMILTON

- COUNTY, IOWA -



80
Acres M/L



Auction Day and Time

Thursday, November 2,
2023 at 10:00 AM

Auction Location:

Stanhope Community Center
600 Main Street
Stanhope, IA 50246



MATT ADAMS

515.423.9235 | Matt@PeoplesCompany.com

IA LIC S59699000

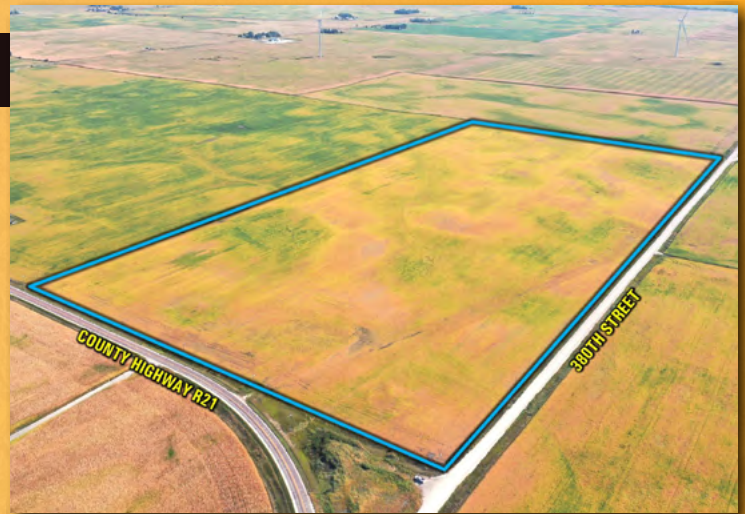
LISTING #17150





Farmland Auction

Hamilton County, Iowa Farmland Auction - Mark your calendar for Thursday, November 2nd, 2023 at 10:00 AM! Peoples Company is pleased to represent the Carolyn Ann Cottingham Estate in the sale of 80 acres m/l of prime Hamilton County, Iowa farmland located just south of Stratford, Iowa. This nearly all-tillable farmland tract can be found in Section 19 in Marion Township and includes a total of 80 acres m/l with 75.08 FSA cropland acres and a CSR2 soil rating of 75.1. The primary soil types on this farmland tract includes clay loam soils of Brownston, Kossuth and Bode. Also, this farmland tract offers opportunities beyond farming with a wind energy lease and a carbon pipeline lease.



The location of the farm allows for great access with County Highway R21 frontage along the westside of the property and the gravel road 380th Street bordering the southside. There are several grain marketing options that are accessible to this farm including a variety of grain elevators and ethanol plants including but not limited to the POET Ethanol plants in Jewell, Iowa and Gowrie, Iowa as well as the Louis Dreyfus Ethanol plant in Grand Junction, Iowa.

The farm has been operated long term by a local farm operator and the farm lease has been terminated; allowing for the farming rights to be available to the new owner for the 2024 cropping season.

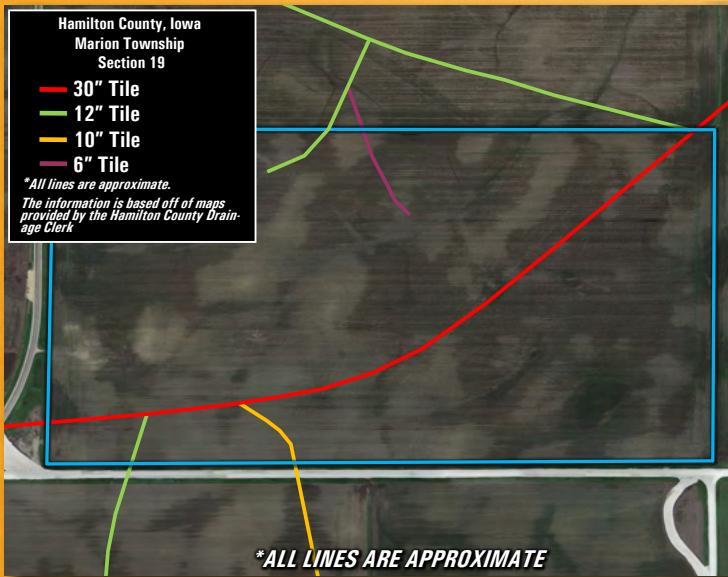
Agriculture is the fabric of the economy in Hamilton County, Iowa and this farm allows for a great opportunity to own a highly tillable farm in 'Corn Country' whether it is an addition to an existing farming operation or a long-term investment for those looking to diversify their portfolio.

The farmland will be sold as one individual tract, on a price-per-acre basis, to the highest bidder. Join us for the public auction at the Stanhope Community Center on Thursday, November 2nd, 2023, in Stanhope, Iowa. If you prefer to participate remotely, the farmland auction will include a Virtual Online Auction option with convenient online bidding.

DIRECTIONS:

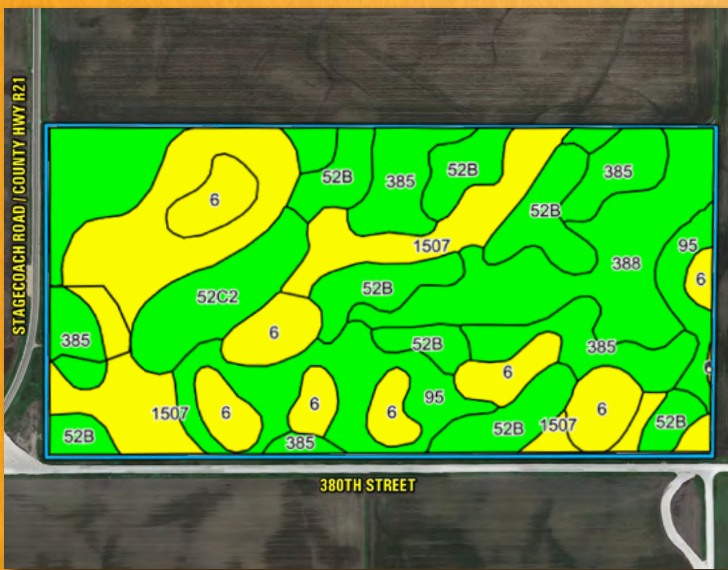
From Stratford, Iowa start on Teneyck Avenue and head south for a half mile. Teneyck Avenue transitions into Stagecoach Road / County Highway R21 continue south for another mile, the property will be on the east side of the road along the curve. Look for Peoples Company Signs.





Drainage District 229: This farmland tract is fortunate enough to have a 30" county drainage tile main running through the center of it; which would allow for the addition of private drainage tile to be installed and improve the drainage of the farm. There are 6", 10" 12" and 30" county drainage tile that are located on this property. The farm is located in the middle of Drainage District 229. Water leaves this farm and Drainage District 229 through the county drainage tile until it eventually outlets through a 32" county main tile that drains northeast one mile into an open ditch. The open ditch is located within Drainage District 9 and in Section 16 of Marion Township. The Hamilton County Drainage Clerk was contacted and there are no repairs currently scheduled to be done in Drainage District 229. Please contact listing agent for additional information.

Wind Energy Lease: A wind energy lease with Great Pathfinder Wind, LLC is located on the property. The annual payment is \$2,653.09 and is payable in March 2024. This payment is calculated based on \$30 per acre for 75.52 acres and \$0.25 per linear foot for collection lines that total 1,549.96 linear feet. The collection lines are located on the southwest side of the farm and a map is available showing where the lines were installed. The Buyer will receive the March 2024 payment and all future payments from this lease. Please contact agent for additional information or questions regarding the lease.



Pipeline Easement: The Navigator CO2 pipeline project known as the "Navigator Heartland Greenway" is also located on this property. The Seller has entered into an easement agreement and received a partial payment for the proposed easement. The Buyer will assume the agreement and receive the balance of the payments owed related to the easement agreement which will be a lump sum of amount of \$45,251. This amount will be paid when the project commences, and the easement is recorded. Buyer will receive any and all future crop loss payments as well. Buyer should acknowledge that these payments are not guaranteed and are subject to the Navigator Heartland Greenway project moving forward and being constructed. Please contact agent for details related to the project, easement agreement and projected payment amounts.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
1507	Brownton silty clay loam	16.15	21.5%	●	62
388	Kossuth silty clay loam	13.92	18.5%	●	86
5B	Bode clay loam	12.86	17.1%	●	91
6	Okoboji silty clay loam	9.99	13.3%	●	59
385	Guckeen clay loam	9.56	12.7%	●	76
95	Harps clay loam	8.17	10.9%	●	72
52C2	Bode clay loam	4.43	5.9%	●	82
Weighted Average					75.1



For more information, photos, maps, and aerial drone video please visit our website.

www.PeoplesCompany.com

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Clive, IA 50325



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Listing #17150



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80 Acres M/L
Thursday, November 2nd, 2023 at 10:00 AM

Auction Location:
Stanhope Community Center
600 Main Street
Stanhope, IA 50246

Seller: Carolyn Ann Cottington Estate.

Attorney: Lee Johnson with Johnson Law Firm, Ogden, Iowa.

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.

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 Hamilton 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 Hamilton 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 15th, 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.

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. 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.

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.



SCAN THE QR CODE TO VIEW
THIS LISTING ONLINE!