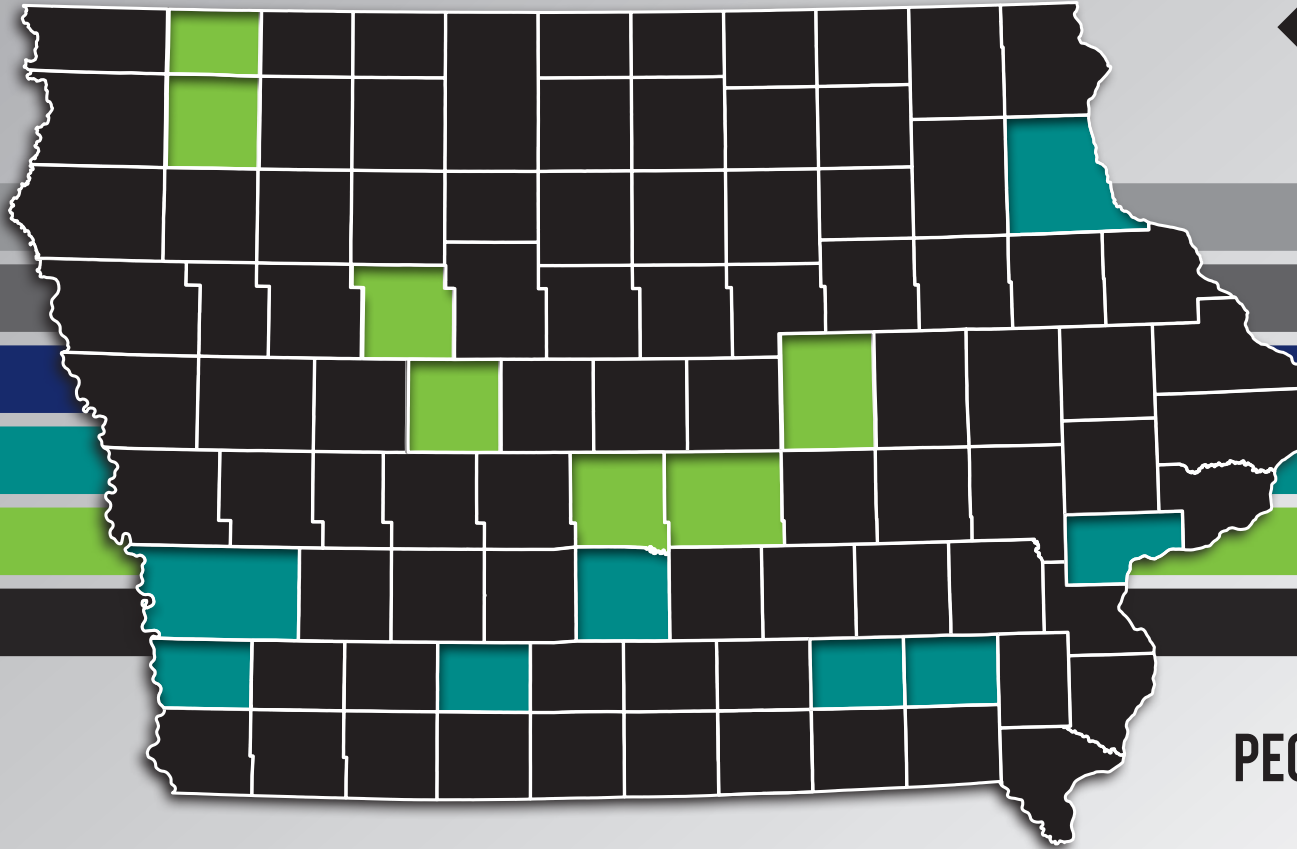


ONLINE PROPERTY AUCTION

Tillable Farmland, Future Development Land, Recreational Properties, and a Commercial Building



24 TRACTS

15 COUNTIES

BIDDING ENDS

WED, JAN 10TH

PEOPLESCOMPANY.COM



AGENTS: MATT ADAMS 515.423.9235 | TRAVIS SMOCK 319.361.8089

SELLER:



ONLINE PROPERTY AUCTION: TRACTS 1-12, LISTING #14047

Bidding for Tracts 1-12 ends at 2:00 PM CST on Wednesday, January 10th, 2018.

TRACT 1: POLK COUNTY, 2.44 ACRES M/L Keosauqua Way, Des Moines, IA 50309

Tract 1: 2.44 surveyed acres m/l of commercial land located just northwest of downtown Des Moines along the Keo Way corridor. Great location with 29,800 VPD (per 2016 traffic counts) traveling by the property and several commercial projects/developments taking place in the area. Land is currently zoned Multiple-Family Residential (R-3) but the city of Des Moines will be updating this area to be MX-3 in 2018. MX-3 is a new zoning code and should open up more possibilities for uses on the property. Interested parties should contact city officials for questions regarding rezoning. Utilities stubbed into site.

Directions: Southeast quadrant of the intersection of Interstate 235 and Keo Way in Des Moines, Iowa.



TRACT 1

TRACT 2: POLK COUNTY, 0.11 ACRES M/L 709 Pennsylvania Avenue, Des Moines, IA 50309

Tract 2: 0.11 surveyed acres m/l located just east of downtown Des Moines and northeast of the East Village neighborhood. The property is currently located within an R-4 Multi-Family zoning area and other commercial development would require rezoning. The zoning for this area will be adjusted in the upcoming 2018 year to be RX-2 which would still accommodate multi-family uses. The development of this tract would be limited and best suited to be assembled with adjoining properties. **Legal access to this lot will be prohibited from Pennsylvania Avenue and Interstate 235. Winning Bidder will be responsible to obtaining access at their sole expense.**

Directions: Southeast quadrant of the intersection of Interstate 235 and Pennsylvania Avenue in Des Moines, Iowa.



TRACT 2

TRACT 3: GREENE COUNTY (JEFFERSON), 0.40 ACRES M/L 906 Vine Street, Jefferson, IA 50129

Tract 3: Offering 0.40 acres m/l of land and a commercial building located in Jefferson, Iowa. The building in 2,430 sq ft. and has a 30 ft. by 30 ft. heated shop area, a 30 ft. by 33 ft. office area, and a cold storage area. Property is located in northern Jefferson, Iowa just off of North Elm Street. **There is no access to this property. Winning Bidder will be responsible to obtaining access at their sole expense.** *Please contact agent prior to entering the property. Interested parties can view the property at an open house or by appointment.

Directions: From downtown Centerville at the intersection of Lincoln Way and North Elm Street, travel north on North Elm Street for half a mile. Property will be on the east side of the road. Look for signs.



TRACT 3

TRACT 4: O'BRIEN COUNTY, 40.57 ACRES M/L IA Hwy 60 and Nest Avenue, Sheldon, IA 51201

Tract 4: Offering 40.57 acres m/l of potentially high quality tillable farmland in a strong farming area! This property could be 100% tillable with a CSR2 rating of 94.9 (per Surety AgriData – soil structure may have changed during prior road construction) and located just south of Sheldon, Iowa in Section 4 of Carroll Township. Farm Lease open for 2018 farm year. Access from IA Hwy 60 or Nest Avenue will be prohibited. **Winning Bidder will be responsible to obtaining access at their sole responsibility and expense.** *Please contact agent prior to entering the property.

Directions: From Sheldon, Iowa, travel east out of town on US Hwy 18 for 1.5 miles. Turn right (south) on Country Club Road/Nest Avenue for 1.5 miles. Take the IA Hwy 60 North ramp and property can be seen to the east of the road.



TRACT 4

These tracts are part of a multi-tract auction that Peoples Company is handling through their online auction service. Contact Agent(s) for more details on these properties or how to place a bid online.

ONLINE PROPERTY AUCTION: TRACTS 1-12, LISTING #14047

Bidding for Tracts 1-12 ends at 2:00 PM CST on Wednesday, January 10th, 2018.

TRACT 5: O'BRIEN COUNTY, 6.60 ACRES M/L IA Hwy 60 and Co Hwy B20/330th Street, Sheldon, IA 51201

Tract 5: Offering 6.60 acres m/l of potentially tillable farmland in a strong farming area! There would be an estimated 4.22 tillable acres with a CSR2 of 95.4 (per Surety AgriData – soil structure may have changed during prior road construction) and located on paved road just southeast of Sheldon, Iowa in Section 4 of Carroll Township. Farm lease open for 2018 farm year. **Access from Co Hwy B20/330th Street will need to be granted by O'Brien County Engineer's Office. Access from IA Hwy 60 is prohibited.** **Please contact agent prior to entering the property.*

Directions: From Sheldon, Iowa, travel east out of town on US Hwy 18 for 1.5 miles. Turn right (south) on Country Club Road for 1 mile. Turn left (east) on Co Rd B20/330th Street for a half mile and property sits on the south side of the road.



TRACT 5

TRACT 6: OSCEOLA COUNTY, 10.74 ACRES M/L 120th Street and Polk Avenue, Sibley, IA 51249

Tract 6: Offering 10.74 acres m/l of potentially tillable farmland in a strong farming area! There would be potential for the entire tract to be tillable acres with a CSR2 of 86.5 (per Surety AgriData – soil structure may have changed during prior road construction) and located just north of Sibley, Iowa in Section 17 of Wilson Township. Farm Lease open for 2018 farm year. **Access from IA Hwy 60 is prohibited.** **Please contact agent prior to entering the property.*

Directions: From Sibley, Iowa, travel east out of town on 170th Street for 1 mile until IA Hwy 60. Turn left on ramp to IA Hwy 60 and travel north for 5 miles until 120th Avenue. Turn right and property sits immediately on the north side of the road.



TRACT 6

TRACT 7: CALHOUN COUNTY, 2.72 ACRES M/L US Hwy 20, Knierim, IA 50552

Tract 7: Offering 2.72 acres m/l of potentially tillable farmland in a strong farming area! There would be potential for the entire tract to be tillable acres with a CSR2 of 86.4 (per Surety AgriData – soil structure may have changed during prior road construction) and located just southwest of Knierim, Iowa in Section 8 of Greenfield Township. Farm Lease open for 2018 farm year. There is an electric easement on this tract consisting of 0.52 acres with Corn Belt Power Cooperative (Humboldt, Iowa) to maintain their utility poles and electric lines. **Access from US Hwy 20 is prohibited.** **Please contact agent prior to entering the property.*

Directions: From Knierim, Iowa, travel south out of town on Xenia Avenue for a half mile until US Hwy 20. Turn right (west) on US Hwy 20 and travel west for 1 mile. Property sits on the north side of the road.



TRACT 7

TRACT 8: TAMA COUNTY, 2.80 ACRES M/L Oak Street and US Hwy 63 (Park Street), Toledo, IA 52342

Tract 8: Offering 2.8 acres m/l located within the city limits of Toledo. Property is not currently zoned. Contact City of Toledo for future land uses and zoning. Utilities are located in the area with sewer and water through the City of Toledo, electric and natural gas through Alliant Energy, and internet services through Iowa Telecom and Mediacom. Frontage streets offer good visibility as this corridor has traffic counts of 7,000 VPD on Park Street and almost 5,000 VPD on US Hwy 30 (per 2013 Iowa DOT traffic counts). **Access from US Hwy 30 is prohibited.** **Please contact agent prior to entering the property.*

Directions: From the courthouse in Toledo, Iowa, travel west on High Street toward N. Main Street. Turn left (south) on US Hwy 63/S. County Road for 1 mile until stoplight. Turn left (east) on Oak Street and the property sits immediately on the right side of the road.



TRACT 8

ONLINE PROPERTY AUCTION: TRACTS 1-12, LISTING #14047

Bidding for Tracts 1-12 ends at 2:00 PM CST on Wednesday, January 10th, 2018.

TRACT 9: TAMA COUNTY, 0.25 ACRES M/L S. Broadway Street, Toledo, IA 52342

Tract 9: Offering 0.25 acres m/l located within the city limits of Toledo. Property is not currently zoned but is located next to R-2 Residential Zoning. Contact City of Toledo for future zoning. Utilities are located in the area with sewer and water through the City of Toledo, electric and natural gas through Alliant Energy, and internet services through Iowa Telecom and Mediacom. Located on S. Broadway Street just before the overpass but access to property will need to be confirmed by the City of Toledo. **Access from US Hwy 30 is prohibited.** *Please contact agent prior to entering the property.

Directions: From the courthouse in Toledo, Iowa, travel south on Broadway Street for 1 mile. Property sits immediately on the left side of the road before overpass.



TRACT 9

TRACT 10: TAMA COUNTY, 0.22 ACRES M/L S. Church Street, Toledo, IA 52342

Tract 10: Offering 0.22 acres m/l located within the city limits of Toledo. This open lot is not currently zoned but is located next to residential zoning. Contact City of Toledo for future zoning. Utilities are located in the area with sewer and water through the City of Toledo, electric and natural gas through Alliant Energy, and internet services through Iowa Telecom and Mediacom. Located on S. Church Street adjacent to US Hwy 30 but access to property will need to be confirmed by the City of Toledo. **Access from US Hwy 30 is prohibited.** *Please contact agent prior to entering the property.

Directions: From the courthouse in Toledo, Iowa, travel south on Broadway Street for just over 1 mile and continue on overpass. Turn left (east) on E. Summit Street for one block until S. Church Street. Turn left (north); property is located one block north on the right.



TRACT 10

TRACT 11: TAMA COUNTY, 0.30 ACRES M/L US Hwy 30 and L Avenue, Toledo, IA 52342

Tract 11: Offering 0.30 acres m/l of bare ground located just outside the city limits of Tama, Iowa and a short distance to the US Hwy 30 Business road. There would be great visibility to this property with approximately 4,500 VPD traveling by this property on US Hwy 30. This open lot is not currently zoned but is likely to be zoned Ag. Contact City of Toledo for future zoning. **There is no legal access to this property. Access from US Hwy 30 is prohibited.** *Please contact agent prior to entering the property.

Directions: From Tama, Iowa, go east out of town on E. 5th Street just over 1 mile until L Avenue. Turn left (north) for a half mile. Property is located approximately 530 feet northwest of end of road. Property and sign can be seen while traveling southeast on US Hwy 30.



TRACT 11

TRACT 12: JASPER COUNTY, 0.43 ACRES M/L S. Commerce Street, Monroe, IA 50170

Tract 12: Offering a 0.43 acre m/l residential lot located within the city limits of Monroe, Iowa. Utilities would be located in the proximity to the property. Contact the City of Monroe for details on utility access. There would be great visibility from adjacent IA Hwy 163 with over 8,000 VPD traveling by this property (per the Iowa DOT traffic counts for 2014). There is a current driveway to this lot. **Access from IA Hwy 163 is prohibited.** *Please contact agent prior to entering the property.

Directions: From the Monroe public square, travel south through town on Commerce Street for a half mile. Property sits on the right (west) side of the street at the dead end. Look for sign.



TRACT 12

These tracts are part of a multi-tract auction that Peoples Company is handling through their online auction service. Contact Agent(s) for more details on these properties or how to place a bid online.

ONLINE PROPERTY AUCTION: TRACTS 13-24, LISTING #14048

Bidding for Tracts 13-24 ends at 4:00 PM CST on Wednesday, January 10th, 2018.

TRACT 13: POTTAWATTAMIE COUNTY, 0.59 ACRES M/L US Hwy 59/US Hwy 6 and Willow Street, Oakland, IA 51560

Tract 13: Offering 0.59 acres m/l located in Oakland, Iowa and along the US Hwy 59 corridor. Highly visible location with over 4,700 VPD pass by the site (per 2016 Iowa DOT traffic counts). Property is currently in a residential zoned area but there would be potential for rezoning. Any rezoning would need to be approved by City of Oakland Planning and Zoning. Utilities are located within proximity to the lot. Contact the City of Oakland and providers for details on utility access and availability. **Access from US Hwy 59/US Hwy 6 is prohibited.** *Please contact agent prior to entering the property.

Directions: From the Intersection of US Hwy 59 and US Hwy 6, travel southwesterly for $\frac{3}{4}$ mile on US Hwy 59/US Hwy 6 until Willow Street. Property sits on the southeast corner of Willow Street and US Hwy 59. Look for sign.



TRACT 13

TRACT 14: MILLS COUNTY, 4.65 ACRES M/L US Hwy 34 and 188th Street, Pacific Junction, IA 51561

Tract 14: Offering 4.65 acres m/l located just west of Interstate 29 with frontage along newly constructed US Hwy 34. Property is located within the Commercial Overlay District for the I-29/US Hwy 34 Corridor Master Plan with the future land use showing Highway Commercial. Highly visible location adjacent to the newly constructed Love's Truck Stop and over 7,000 VPD pass by the site. Potential to be farmed with a high CSR2 value of 95.3 and no farm lease in place for the 2018 farm year. **Access from US Hwy 34 and 188th Street is prohibited.** Winning Bidder would be responsible for gaining access to the property. *Please contact agent prior to entering the property.

Directions: From the Intersection of US Hwy 34 and Interstate 29, travel west for $\frac{1}{4}$ mile until 188th Street. Property sits on the northwest corner of 188th Street and US Hwy 34.



TRACT 14

TRACT 15: MILLS COUNTY, 8.44 ACRES M/L Co Rd L35/221st Street S., Pacific Junction, IA 51561

Tract 15: Offering 8.44 acres m/l of located just southeast of Pacific Junction, Iowa and just east of Interstate 29 on Exit 32. Property consists of open grass area and a large pond with over 2.5 acres of surface area. Potential for a building site with highway frontage. Easy access to amenities in the Omaha Metro. Bidder should also perform their own due diligence with utility providers to confirm location and availability. **There is not a current driveway to the property.** Winning Bidder would be responsible for gaining access to the property. *Please contact agent prior to entering the property.

Directions: From Pacific Junction, Iowa, travel south out of town on N. Ellison Street/195th Street for just over 1 mile until 221st Street S/Co Rd L35. Turn left (east) for just over 1 mile and property sits on the left side of the road. Look for sign.



TRACT 15

TRACT 16: UNION COUNTY, 5.70 ACRES M/L US Hwy 34/2 Lakes Drive, Afton, IA 50830

Tract 16: Offering 5.70 acres m/l of located just northwest of Afton, Iowa and adjacent to US Hwy 34. Property consists of a piece of ground approximately 85 ft. to 90 ft. wide that borders the north side US Hwy 34. There are high quality soil types with an average CSR2 value of 75, so the Bidder would have the potential to continue mowing/baling hay or put into row crop production. Bidder should do their own due diligence and inspections regarding the feasibility of intended use. **Winning Bidder would be responsible for gaining access to the property.** *Please contact agent prior to entering the property.

Directions: From Afton, Iowa, travel west out of town on W. Jefferson Street and continue as road turns to old US Hwy 34. Road will turn north, travel just under 2 miles until new US Hwy 34. Property begins on the northwest corner of 2 Lakes Drive and US Hwy 34.



TRACT 16

ONLINE PROPERTY AUCTION: TRACTS 13-24, LISTING #14048

Bidding for Tracts 13-24 ends at 4:00 PM CST on Wednesday, January 10th, 2018.

TRACT 17: UNION COUNTY, 4.98 ACRES M/L US Hwy 34/Quail Avenue, Afton, IA 50830

Tract 17: Offering 4.98 acres m/l of located just northeast of Afton, Iowa and adjacent to US Hwy 34. Property currently seeded to grass but would welcome all potential uses: continuing to mow/bale hay, put into row crop production (CSR2 of 63.9), or with almost 3,500 VPD passing by the property – opportunity to sell fruits and vegetables at a roadside stand! Buyer should do their own due diligence and inspections regarding the feasibility of intended use. **Winning Bidder would be responsible for gaining access to the property.** *Please contact agent prior to entering the property.

Directions: From Afton, Iowa, travel north out of town on N. Douglas Street until US Hwy 34. Turn right (east) for just under 2 miles until Quail Avenue/Co Rd P61. Turn left and the property sits immediately on the right hand side of the road. Look for sign.



TRACT 17

TRACT 18: WARREN COUNTY, 0.52 ACRES M/L IA Hwy 92/Co Rd R57, Indianola, IA 50125

Tract 18: Offering a 0.52 acre m/l parcel located west of Indianola, Iowa along IA Hwy 92 and Co Rd R57. There is great visibility from the adjacent paved roads on the south and west side of the property with approximately 4,600 VPD passing by this property. Potential to convert this property to tillable farmland (CSR2 of 90) or use the high traffic location for a different use. Buyer should do their own due diligence and inspections regarding the feasibility of intended use. **Winning Bidder would be responsible for gaining access to the property.**

Directions: From downtown Indianola, travel west on IA Hwy 92 for 3 miles to the intersection of Co Rd R57. Property is located at the northeast corner of the intersection. Look for sign.



TRACT 18

TRACT 19: WAPELLO COUNTY, 0.64 ACRES M/L 1211 Berdan Street, Eddyville, IA 52553

Tract 19: Potential building site consisting of 0.64 surveyed acres m/l of land located along the Wapello/Mahaska County line on the eastern edge of Eddyville, Iowa. This property offers paved road frontage and is currently zoned residential. With the Eddyville-Blakesburg-Fremont Junior/Senior High just a half mile away this could be an ideal spot to build a home. *Please check with the City of Eddyville to check on building permit availability and restrictions.

Directions: From Eddyville-Blakesburg-Fremont Junior/Senior High, travel west along Berdan Street for a half mile. The property is located on the south side of the road. Look for signs.



TRACT 19

TRACT 20: WAPELLO COUNTY, 0.47 ACRES M/L US Hwy 34, Agency, IA 52530

Tract 20: 0.47 surveyed acres m/l of recreational land located along US Hwy 34, just east of Fairfield, Iowa. Property offers highway frontage and is not currently zoned, however adjacent land zoning is agriculture. **There is no access to this property. Winning Bidder would be responsible for obtaining access at their sole expense.**

Directions: From Agency exit along US Hwy 34, travel east along highway for one mile. The property is located on the south side of the road. Look for signs.



TRACT 20

ONLINE PROPERTY AUCTION: TRACTS 13-24, LISTING #14048

Bidding for Tracts 13-24 ends at 4:00 PM CST on Wednesday, January 10th, 2018.

TRACT 21: JEFFERSON COUNTY, 8.14 ACRES M/L US Hwy 34, Fairfield, IA 52556

Tract 21: 8.14 surveyed acres m/l of recreational land including a large pond located along US Hwy 34, just east of Fairfield, Iowa. Property offers highway frontage and is not currently zoned, however adjacent land zoning is agriculture. The pond has a surface area of more than 3.5 acres m/l.

Directions: From Fairfield, travel east on US Hwy 34 Business for approximately 2 miles to the intersection of US Hwy 34. Continue east for 2 miles and the property will be on the north side of the road. Look for signs.



TRACT 21

TRACT 22: MUSCATINE COUNTY, 0.71 ACRES M/L US Hwy 61, Muscatine, IA 52761

Tract 22: 0.71 surveyed acres m/l of land located along US Hwy 61, just west of Muscatine, Iowa. Property offers over highway frontage and is not currently zoned, however adjacent land zoning is agriculture and residential. **There is no access to this property. Winning Bidder would be responsible for obtaining access at their sole expense.**

Directions: From downtown Muscatine, travel southwest on West Mississippi Drive to Hershey Avenue. Head west of Hershey Avenue for 3 miles to US Hwy 61. Travel south of US Hwy 61 for 3.5 miles. Continue southwest on US Hwy 61 for approximately 2 miles and the property will be located on the northwest side of the road. Look for signs.



TRACT 22

TRACT 23: MUSCATINE COUNTY, 2.45 ACRES M/L US Hwy 61, Muscatine, IA 52761

Tract 23: 2.45 surveyed acres m/l of commercial land located along US Hwy 61, just west of Muscatine, Iowa. Property offers over 1,800 ft. of highway frontage. Land is currently zoned Commercial.

Directions: From downtown Muscatine, travel southwest on West Mississippi Drive to Hershey Avenue. Head west of Hershey Avenue for 3 miles to US Hwy 61. Travel south on US Hwy 61 for 2.5 miles. Property will be located on the west side of the road. Look for signs.



TRACT 23

TRACT 24: CLAYTON COUNTY, 0.17 ACRES M/L 1st Street/IA Hwy 76, Marquette, IA 52157

Tract 24: 0.17 surveyed acres m/l of commercial land located just south of US Hwy 18 along 1st Street in the City of Marquette. Great visibility with 4,140 VPD (per 2014 traffic counts) traveling by the property. Land is currently zoned C-2 Commercial. **There is no access to this property. Winning Bidder would be responsible for obtaining access at their sole expense.**

Directions: Located just south of Marquette Drive along IA Hwy 76/1st Street.



TRACT 24

AUCTION TERMS AND CONDITIONS

Please read "Auction Terms and Conditions" thoroughly. Terms and Conditions must be accepted by bidder prior to being able to bid on property.

Note: The online auction bidding website operates best with Google Chrome Browser, Firefox Browser, or newer versions of Internet Explorer.

Peoples Company is handling the sale of 24 properties owned by The Iowa Department of Transportation through their Online Auction Service. These tracts are grouped as tracts 1-12 and Tracts 13-24. Properties are located in 15 Iowa Counties including: Calhoun, Clayton, Greene, Jasper, Jefferson, Mills, Muscatine, O'Brien, Osceola, Polk, Pottawattamie, Tama, Union, Wapello, and Warren. Properties included in the auction consist of tillable farmland, future development land, recreational properties, and a commercial building.

All bidding concludes on Wednesday, January 10th, 2018 with Tract 1-12 closing at 2:00 PM Central Time Zone (CST) and Tracts 13-24 closing at 4:00 PM Central Time Zone (CST).

A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

Purchase Agreement and Earnest Money: The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Mutual Benefit Lease). The balance of the purchase price will be due on or before the closing date of Wednesday, February 14th, 2018 for Tracts 1-12 and Wednesday, March 14th, 2018 for Tracts 13-24.

Closing and Possession: Possession will be granted through a "Mutual Benefit Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Mutual Benefit Lease is signed and earnest money is deposited, possession of the property will be granted to the Winning Bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price is due and payable on or before the closing date of Wednesday, February 14th, 2018 for Tracts 1-12 and Wednesday, March 14th, 2018 for Tracts 13-24. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Mutual Benefit Lease.

Farm & Building Leases: All leases have been terminated on these properties and possession will be given once the Mutual Benefit Lease is signed by Winning Bidder and Seller.

Surveys: All properties have been surveyed. Surveys will be recorded with the county recorder's office for which that property is located. This will be recorded along with the State Land Patent.

Title Information: Title will be granted when the State of Iowa issues a Land Patent Deed approximately 60-90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and/or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60-90 days for issuance of the State Land Patent.

Access to the Property: Neither the Seller nor Peoples Company guarantee access to the properties. Winning bidder will be responsible for acquiring access to the properties at their sole expense. Call Agent for details with access questions. Please do not assume access to the property.

OTHER AUCTION TERMS:

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 or guarantees, expressed or implied, made by the Auctioneer or Seller.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



*Use our new MOBILE BIDDING APP powered by BidWrangler!
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This is an ONLINE ONLY auction. All bids must be placed online.

LIVE ONLINE BIDDING AT PEOPLES COMPANY.COM

ALL BIDDING CONCLUDES ON WEDNESDAY, JANUARY 10TH

TRACTS 1-12 END AT 2:00 PM CST

TRACTS 13-24 END AT 4:00 PM CST



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