

Farmland Auction CARROLL COUNTY



Tract 1 / 184.84 Acres ML

November
8th

353.44 Acres ML to be Sold as Two Individual Tracts

10:00 AM | MEMORIAL PARK SHELTER HOUSE | NORTH 2ND STREET | BRED A, IA 51436



Tract 2 / 168.6 Acres ML



LISTING #14664

PAUL B. GROTE FAMILY TRUST

Contact KENNY HERRING, ALC | 515.783.8718 | KENNY@PEOPLES COMPANY.COM

CARROLL COUNTY

Farmland Auction

Peoples Company is offering 353.44 acres m/l of high quality farmland located in Carroll County, Iowa and to be sold as two individual tracts. The auction will take place on Friday, November 8th, 2019 at 10:00 AM in the Memorial Park Shelter House in Breda, Iowa.

Tract 1 consists of 184.84 acres m/l with 179.82 FSA cropland acres carrying a CSR2 value of 77.8

Tract 2 consists of 168.6 acres m/l with 166.94 FSA cropland acres carrying a CSR2 value of 82.4

Both tracts have a high percentage of tillable acres and include top producing soil types including Canisteo, Nicollet, and Clarion Loam. Private and county drainage tile has been installed. The opportunity to start or expand a current farm operation in this area doesn't come around often. There are several competing grain marketing outlets in the surrounding area and a variety of ethanol plants and grain elevators. Farm lease has been terminated and the tracts are open for the 2020 crop year. The farms are located just southeast of Breda, Iowa in Kniest Township with Tracts 1 & 2 adjoining each other in Section 14 & 23. Mark your calendars for this rare opportunity!

The land will be sold as two individual tracts using the "Buyers Choice" auction method. Tracts 1 & 2 will be sold on a price per acre basis, and the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased. The two tracts will not be offered in their entirety at the conclusion the auction.

Should tracts be sold separately to two different owners, survey pins will be set to mark the property boundary between tracts one and two. An Ingress/Egress Easement will be drafted in favor of the owner of tract 2 for use of farm entrance just north of the bridge.

Agent **KENNY HERRING, ALC** | 515.783.8718



TRACT 1 | 184.84 ACRES M/L

Description

Tract 1 includes 184.84 acres m/l of productive Carroll County farmland consisting of 179.82 FSA tillable acres with a CSR2 value of 77.8. Primary soil types include Canisteo and Okoboji clay loam. This property is located southeast of Breda, Iowa in Section 14 of Kniest Township. ***House, Acreage Site, and Outbuildings Not Included in the Sale***

Farm Details

FSA Cropland Acres: 179.82
Corn: 93.85 Base Acres with a PLC Yield of 154
Soybeans: 81.08 Base Acres with a PLC Yield of 39
Farm is enrolled in ARC-CO










Net Taxes

\$3,830












KITTYHAWK AVENUE

Tract 1 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam, Bemis moraine	50.39	28.0%		87
6	Okoboji silty clay loam	45.64	25.4%		59
L95	Harps clay loam, Bemis moraine	30.69	17.1%		75
L55	Nicollet loam	20.54	11.4%		91
L138B2	Clarion loam, Bemis moraine	18.94	10.5%		85
L138B	Clarion loam, Bemis moraine	6.76	3.8%		88
L138C2	Clarion loam, Bemis moraine	3.58	2.0%		83
L62C2	Storden loam, Bemis moraine	1.89	1.1%		64
L107	Webster clay loam, Bemis moraine	1.39	0.8%		88

Weighted Average 77.8

Tract 2 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L55	Nicollet loam	32.86	19.7%		91
L138B	Clarion loam, Bemis moraine	27.95	16.7%		88
L107	Webster clay loam, Bemis moraine	26.12	15.6%		88
135	Coland clay loam	24.00	14.4%		76
L507	Canisteo clay loam, Bemis moraine	21.28	12.7%		87
6	Okoboji silty clay loam	18.89	11.3%		59
L138B2	Clarion loam, Bemis moraine	6.97	4.2%		85
203	Cylinder loam	4.74	2.8%		58
L138C2	Clarion loam, Bemis moraine	4.13	2.5%		83

Weighted Average 82.4

KITTYHAWK AVENUE





TRACT 2 | 168.6 ACRES M/L

Description

Tract 2 includes 168.6 acres m/l of productive Carroll County farmland consisting of 166.94 FSA tillable acres with a CSR2 value of 82.4. Primary soil types include Nicollet, Clarion, and Webster clay loam. This property is located southeast of Breda, Iowa in Section 23 of Kniest Township. ***House, Acreage Site, and Outbuildings Not Included in the Sale***

Farm Details

FSA Cropland Acres: 166.94

Corn: 87.11 Base Acres (Estimated) with a PLC Yield of 154

Soybeans: 75.26 Base Acres (Estimated) with a PLC Yield of 39

Farm is enrolled in ARC-CO

Net Taxes

\$3,248



Auctioneers CHRIS LUDWIG: 712.830.9879 | STEVE SEIDL: 712.210.0209

Auction Terms & Conditions

Auction Method: Tracts 1 and 2 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Carroll County Farm Service Agencies. 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 Carroll 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 about Friday, December 20th, 2019. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be given at Closing, Subject to Tenant's Rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2020 season.

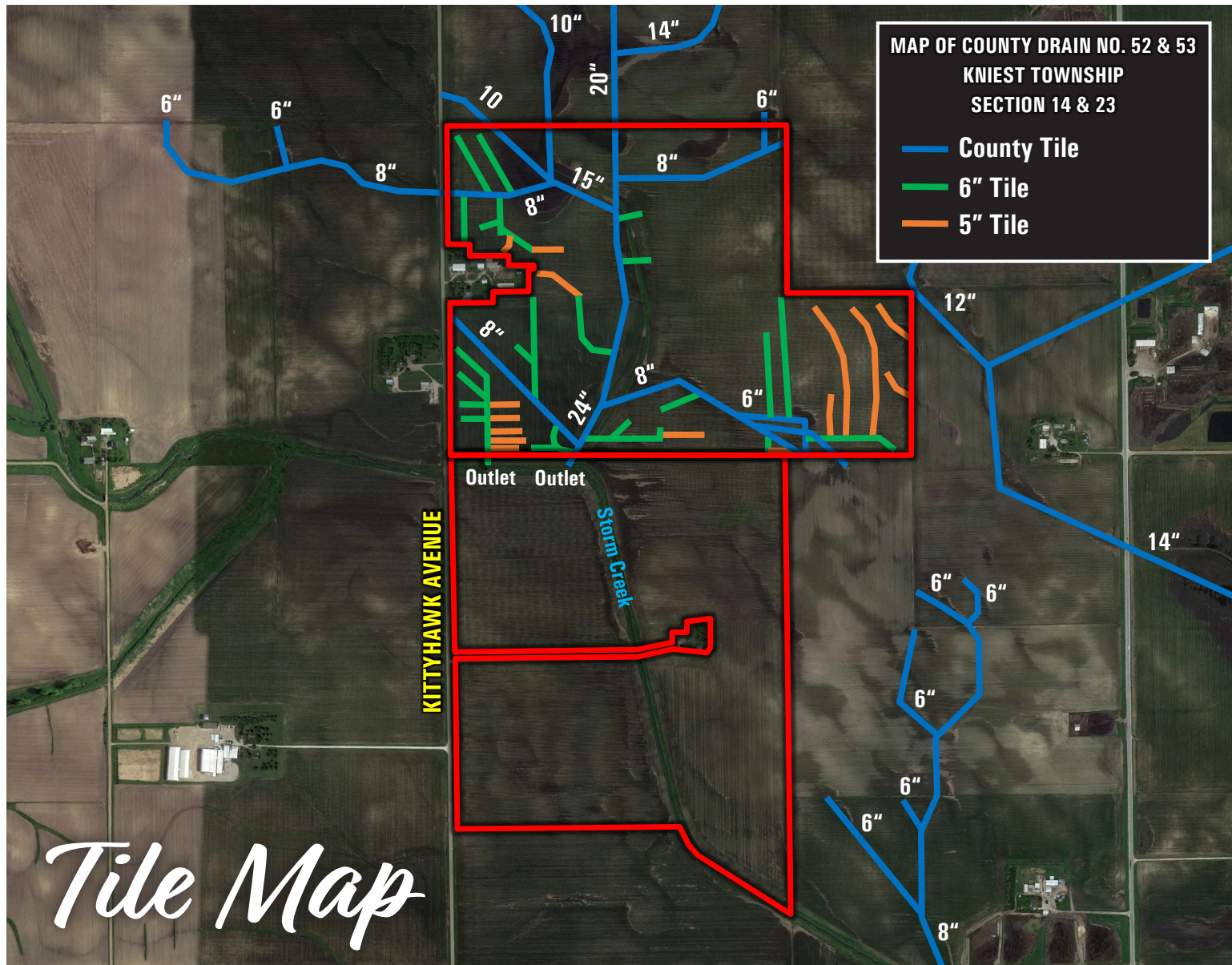
Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 own investigation of the property prior to 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 abstract.

VISIT PEOPLESCOMPANY.COM FOR MORE INFO | LISTING #14664



Directions

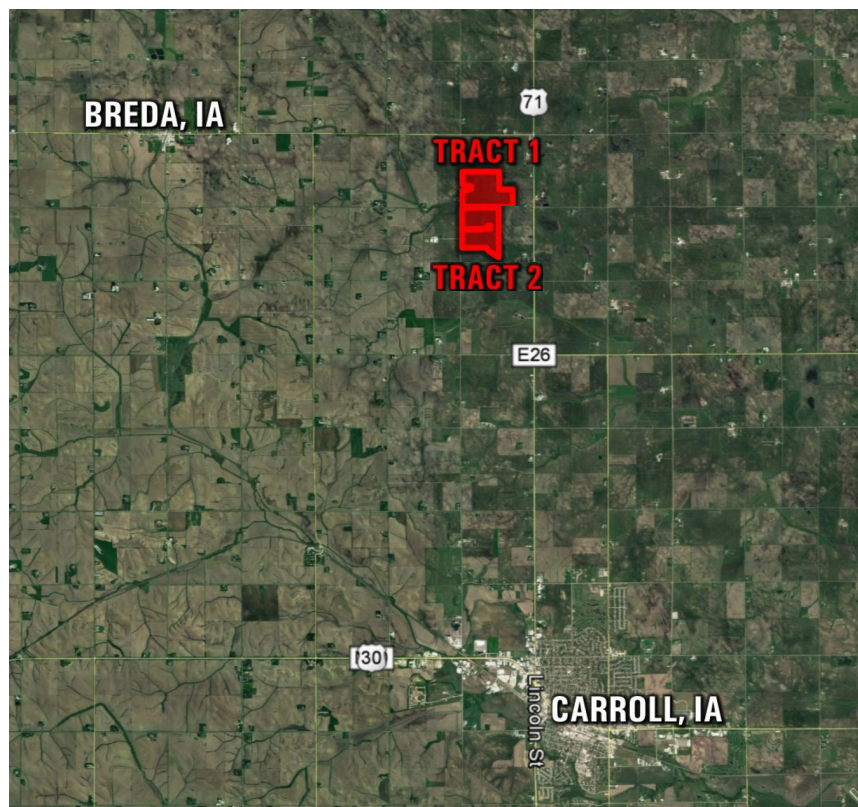
From Breda, Iowa: Travel east out of Breda on State Highway 217 for 4 miles until reaching Kittyhawk Avenue. Turn right (south) on Kittyhawk Avenue for 1 mile. Tracts will be located on the east side of Kittyhawk Avenue marked with a Peoples Company sign.

Tract 1 Legal Description

The Southwest Quarter of Section 14, Except Lot 1 thereof; and the West 30 Acres of the Southwest Quarter of the Southeast Quarter of Section 14, all in Township 85 North, Range 35, West 5th PM, Carroll County, Iowa. Exact legal to be taken from abstract.

Tract 2 Legal Description

Lot 1 of the Northeast Quarter of the Southwest Quarter, and The Northwest Quarter, Except Lot 1 thereof; and the North 20 Acres of the Southwest Quarter, Except Lot 2 of the North Half of the Southwest Quarter; All in Section 23, Township 85 North, Range 35 West 5th P.M., Carroll County, Iowa. Exact legal to be taken from abstract.



November

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

10:00 AM

Location

MEMORIAL PARK SHELTER HOUSE
NORTH 2ND STREET
BRED, IOWA 51436



12119 Stratford Drive, Ste B
Clive, IA 50325
PeoplesCompany.com

Farmland Auction

CARROLL COUNTY

353.44 Acres M/L to be Sold as Two Individual Tracts

CL Chris Ludwig
AUCTIONEER

Land, Household, Antiques, Farm Equipment
Bred, Iowa • 712-673-2655 • Cell 712-830-9879

Steve Seidl | Auctioneer

Home: 712.683.5849 Cell: 712.210.0209
www.seidlauction.com



KENNY HERRING, ALC
Accredited Land Consultant
515.783.8718
Kenny@PeoplesCompany.com



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.

