



ONLINE ONLY AUCTION

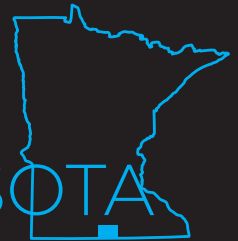
BIDDING ENDS FRIDAY, APRIL 3RD AT 11:00AM

CONTACT AGENT FOR DETAILS

Sansgard Family Land Auction

258.78
ACRES M/L

FARIBAULT COUNTY, MINNESOTA



KOSSUTH COUNTY, IOWA



Peoples Company is pleased to be representing the *Sansgard Family* in the sale of their Kossuth County, Iowa and Faribault County, Minnesota farmland! The property consists of a total of 258.78 acres m/l and will be sold as two individual tracts via **ONLINE ONLY AUCTION**. Bidding is currently live and ends on Friday, April 3rd at 11:00AM. These are two high quality tracts situated along the Iowa-Minnesota border and located just east of Elmore, MN. Tract 1 is located in Section 8 of Hebron Township, Kossuth County, IA and Tract 2 is located in Section 35 of Elmore Township, Faribault County, MN.

258.78 ACRES M/L

Auction Method: Tracts will be offered separately via ONLINE AUCTION BIDDING and sold on a price per acre basis. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Kossuth & Faribault 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 Kossuth & Faribault County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required within two business days after the auction close. 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, May 15th, 2020. 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 offered immediately once the 10% earnest deposit has been made and proof of liability insurance is provided to Peoples Company.

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 through BidWrangler or directly with the Listing Agent in order to bid on 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 Listing Agents or changes on the bidding app will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of Peoples Company. No absentee or phone bids will be accepted at the auction without prior approval of the Listing Agent. All decisions of the Listing Agent 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.



TRACT 1:

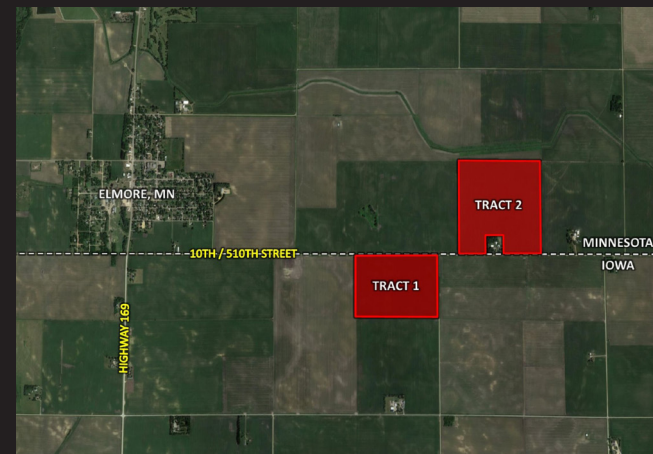
106.78 ACRES M/L

CSR2 - 82.6

510TH STREET / 210TH AVENUE

LAKOTA, IA 50451

Tract 1 will be sold as 106.78 acres m/l and consists of 103.44 FSA tillable acres with a weighted CSR2 value of 82.6. Primary soil types include highly productive Kossuth, Nicollet and Canisteo Loams. This tract has private and county tile. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season with early possession allowed immediately after the auction. Ask Agent for details. This property is located along the Iowa-Minnesota border in Section 8 of Hebron Township, Kossuth County and on the southwest corner of the intersection of 510th Street and 210th Avenue.



From Elmore, MN: Travel South on US Highway 169 to State Line Road on the south edge of town. Travel east on State Line Road for 1.5 miles. Tract 1 will be located on the south side of the road. Travel east for an additional 0.5 mile and Tract 2 will be located on the north side of the road.



TRACT 2:

152 ACRES M/L

PI - 88.7

10TH STREET

ELMORE, MN 56027

Tract 2 will be sold as 152 acres m/l and consists of 151.43 estimated tillable acres m/l with a weighted Productivity Index value of 88.7. Primary soil types include highly productive Brownton, Spicer and Kingston Loams. This tract has private and county tile. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season with early possession allowed immediately after the auction. Ask Agent for details. This property is located along the Iowa-Minnesota border in Section 35 of Elmore Township, Faribault County, Minnesota and on the north side of 10th Street.

ONLINE AUCTION

BIDDING ENDS
FRIDAY, APRIL 3RD
AT 11:00AM



TRAVIS SMOCK | 319.361.8089



12119 Stratford Drive, Suite B
Clive, IA 50325



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FRIDAY, APRIL 3RD
AT 11:00AM

Sansgard Family Land Auction

AUCTION IS STILL ON AND WILL BE HELD

ONLINE ONLY

258.78

ACRES M/L

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.

