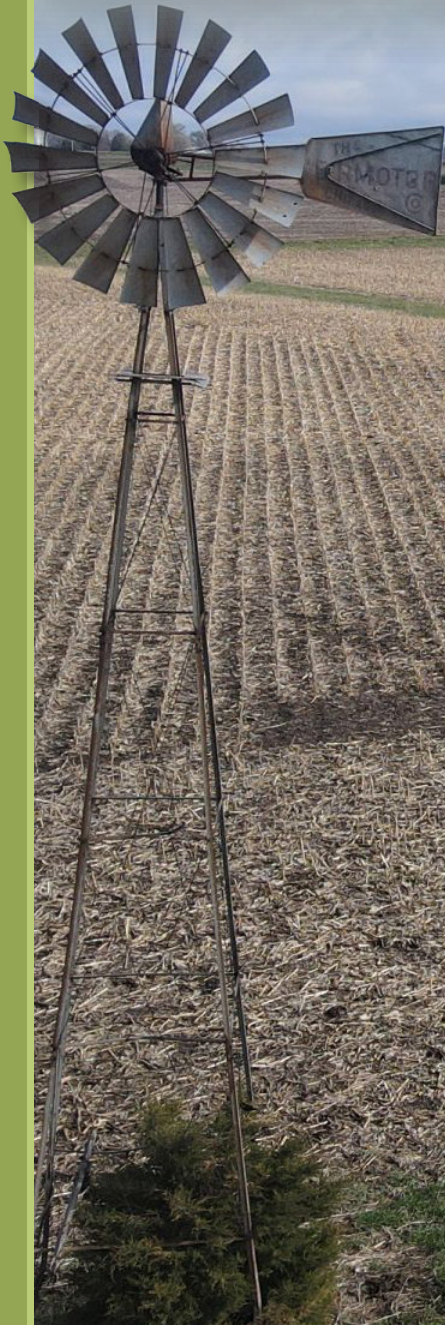


LAND AUCTION

POTTAWATTAMIE COUNTY, IA



**AUCTION
DATE:**

Thursday,
June 17th
2021
at 10:00AM

**AUCTION
LOCATION:**

Oakland
Community
Building
614 Dr. Van Zee Rd
Oakland, Iowa
51560

OFFERED AS THREE TRACTS
148.02
ACRES M/L

NIC 402.210.4194
SMITH Nic@PeoplesCompany.com

JEFF 402.517.7254
POST Jeff.Post@PeoplesCompany.com

LAND AUCTION

OFFERED AS THREE TRACTS
148.02
ACRES M/L



**THURSDAY
JUNE 17, 2021
AT 10:00AM**

**OAKLAND COMMUNITY BUILDING
614 DR, VAN ZEE RD
OAKLAND, IOWA 51560**

Peoples Company is pleased to be representing the Marian L. Frohardt Trust in the sale of 148.02 total acres m/l located in Pottawattamie County just southwest of Hancock, Iowa. The property will be offered in three separate tracts via Public Auction.

The Public Auction will be held at the Community Building in Oakland, Iowa, and will begin at 10:00 AM on Wednesday June 17th. There will be the option of Live and Online bidding available.

Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The three tracts are situated in section 14 and section 22 of James Township Pottawattamie County, Iowa.

A five percent (5%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

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.

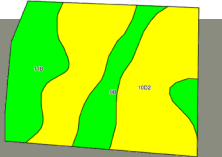
NIC SMITH 402.210.4194
Nic@PeoplesCompany.com

JEFF POST 402.517.7254
Jeff.Post@PeoplesCompany.com



TRACT 1

Tract 1 consists of 31.36 acres m/l with approximately 26.84 Cropland acres carrying a CSR2 rating of 70.2. The primary soil types include Marshall silty clay loam and Monona silt loam.



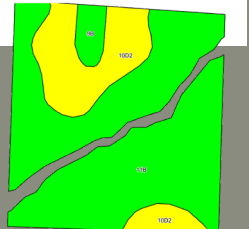
TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
10D2	Monona silt loam	16.36	61.0%		60
11B	Ackmore-Colo-Judson Complex	6.70	25.0%		81
9B	Marshall silty clay loam	3.78	14.1%		95
Weighted Average					70.2



TRACT 2

Tract 2 consists of 39.73 acres m/l with approximately 37.84 FSA Cropland acres carrying a CSR2 rating of 76.9. The primary soil types include Ackmore- Colo-Judson complex and Monona silt loam.



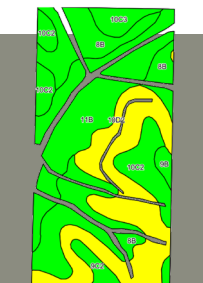
TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Ackmore-Colo-Judson Complex	29.09	74.2%		81
10D2	Monona silt loam	8.67	22.1%		60
9B	Marshall silty clay loam	1.43	3.6%		95
Weighted Average					76.9



TRACT 3

Tract 3 consists of 76.93 acres m/l with approximately 76.91 FSA Cropland acres carrying a CSR2 rating of 78.6. Highly Erodible Land Conservation system is actively being applied. The primary soil types include Monona silt loam, Judson silty clay loam, and Ackmore-Colo-Judson complex.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
10D2	Monona silty clay loam	20.83	29.5%		60
8B	Judson silty clay loam	19.03	27.0%		92
11B	Ackmore-Colo-Judson Complex	17.13	24.3%		81
10C2	Monona silt loam	7.93	11.2%		86
10C3	Monona silt loam	2.49	3.5%		79
9C2	Marshall silty clay loam	2.24	3.2%		87
Weighted Average					78.6

**FOR MORE INFORMATION
& PHOTOS, VISIT -
PEOPLES COMPANY.COM
LISTING #15440**

Auction Method: All 3 tracts will be sold individually on a per-acre basis. We will start off by selling Tract 1 and continue to Tract 2, etc.
Farm Program Information: Farm Program Information is provided by the Pottawattamie 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 Pottawattamie 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 Peoples Company trust account.

Closing: Closing will occur on or about October 20, 2021. 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 tenants rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for 2022.

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

12119 Stratford Drive, Suite B
Clive, IA 50325



LAND AUCTION

POTTAWATTAMIE COUNTY, IA

PeoplesCompany.com | Listing #15440

JUNE

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

AUCTION LOCATION:

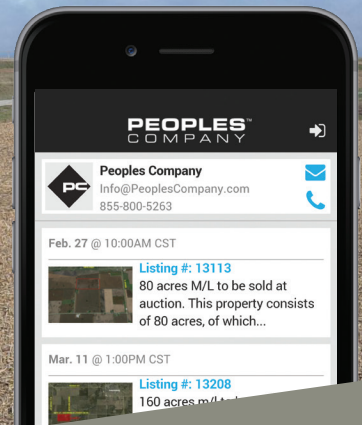
Oakland
Community
Building
614 Dr. Van Zee Rd
Oakland, Iowa
51560

MARK YOUR CALENDAR

OFFERED AS THREE TRACTS

148.02

ACRES M/L



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.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

