

*Upcoming*  
**FARMLAND  
AUCTION**



Listing #15773



**M**ONONA  
**C**COUNTY

**476.90** *Acres M/L*  
*Offered in 4 Separate Tracts*



Thursday, November 18th, 2021, 10:00 AM

Onawa Community Center - Kelly Hall | 320 10th St. | Onawa, Iowa 51040

## 476.90 Total Acres M/L - Offered in 4 Separate Tracts

### *Monona County, Iowa Land Auction -*

Mark your calendar for Thursday, November 18th at 10:00 AM! Peoples Company is proud to present a rare opportunity to own 476.9 surveyed acres of Monona County farmland. There are 462.97 FSA Tillable Acres with a range in CSR2 values from 62.5-98.9. The tracts range in size from 80.75 to 160.87 Surveyed Acres. Each tract is improved with a well and irrigation pivot.

Primary soil types for these farms include Woodbury silty clay, Lakeport silty clay loam, and Larpenteur silt loam. These farms are located in a first-class farming neighborhood with seed corn production and competitive grain markets in the area. These highly tillable farms would make for a great add-on unit to an existing farm operation or an investment-grade purchase for someone looking to own high-quality farmland. The current farm lease has been terminated and the farming rights are available for the 2022 cropping season.

Tract 1: 160.87 surveyed acres with 153.54 acres FSA Cropland Acres carrying a CSR2 of 62.5.

Tract 2: 154.2 surveyed acres with 149.8 FSA Cropland Acres carrying a CSR2 value of 71.6.

Tract 3: 80.74 surveyed acres with 80.29 FSA Cropland Acres carrying a CSR2 of 98.9.

Tract 4: 81.09 surveyed acres with 79.34 FSA Tillable Acres carrying a CSR2 value of 90.1

The farms will be sold as four individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one, two, three, or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Join us for the sale of these farms on Thursday, November 18th, at the Kelly Hall in the Onawa Community Center, or register online to bid online at <http://peoplescompany.bidwrangler.com/>





**TRACT 1** consists of 160.87 surveyed acres with 153.54 FSA Cropland Acres carrying a CSR2 of 62.5. Primary soil types include Luton and Woodbury silty clay loam. This tract is improved with an electric-powered Olsen 7-tower irrigation pivot and well located on the property. Tract 1 is located in section 2 of West Fork township in Monona County, Iowa.

*\* There is a drainage tax assessment of approximately \$1,966.17 for upkeep and maintenance to the drainage district.*

**FARM DETAILS**

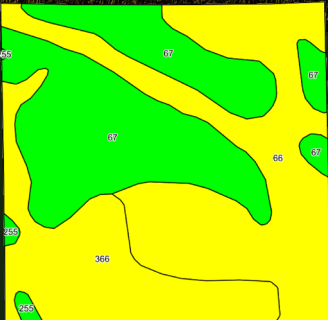
Net Taxes: \$6,956.00  
CSR2: 62.50

**DIRECTIONS**

From Onawa: Travel northwest on County Road K45 for approximately 12 miles to 110th Street. Turn east (right) onto 110th Street and continue east for 2 miles. The property will be to the north (left). Look for Peoples Company signs.

**TRACT 1 TILLABLE SOILS - CSR2**

| Code             | Soil Description       | Acres | Percent | Legend  | CSR2 |
|------------------|------------------------|-------|---------|---|------|
| 66               | Luton silty clay       | 59.49 | 38.7%   |  | 57   |
| 67               | Woodbury silty clay    | 59.10 | 38.5%   |  | 70   |
| 366              | Luton silty clay loam  | 33.60 | 21.9%   |  | 58   |
| 255              | Cooper silty clay loam | 1.35  | 0.9%    |  | 85   |
| Weighted Average |                        |       |         |   | 62.5 |



**TRACT 2** consists of a total of 154.2 surveyed acres with 149.8 FSA Cropland Acres carrying a CSR2 value of 71.6. Primary soil types include Woodbury silty clay and Luton silty clay. This farm has been used for seed production in the past. This tract is improved with an electric-powered T&L 7-tower irrigation pivot and well. Tract 2 is located in Section 7 of Ashton township in Monona County, Iowa.

*\*There is a drainage tax assessment of approximately \$863.89 for upkeep and maintenance to the drainage district.*


**FARM DETAILS**

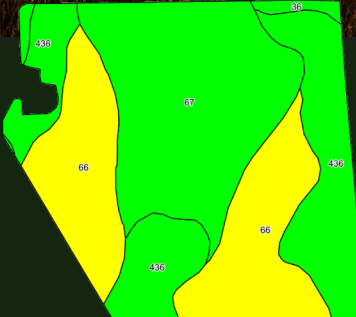
Net Taxes: \$6,122.00  
CSR2: 71.60

**DIRECTIONS**

From Onawa: Travel northwest for approximately 5 miles on County Road K45 and take a slight turn onto County Road K64 and travel north to 170th Street. Turn right onto 170th Street and the property will be to the south. Look for Peoples Company signs.

**TRACT 2 TILLABLE SOILS - CSR2**

| Code             | Soil Description         | Acres | Percent | Legend  | CSR2 |
|------------------|--------------------------|-------|---------|---|------|
| 67               | Woodbury silty clay      | 54.23 | 36.2%   |  | 70   |
| 66               | Luton silty clay         | 48.82 | 32.6%   |  | 57   |
| 436              | Lakeport silty clay loam | 44.04 | 29.4%   |  | 88   |
| 36               | Salix silty clay loam    | 2.71  | 1.8%    |  | 100  |
| Weighted Average |                          |       |         |   | 71.6 |



**TRACT 3** consists of 80.74 acres with 80.29 FSA Cropland Acres carrying a CSR2 of 98.9. You won't find better soils than this. Primary soil types include Larpenteur silt loam & Lakeport Silty clay loam. The farm is improved with a gas-powered Zimmatic 7-tower pivot and well. The motor that powers the pivot is owned by the tenant and will NOT be included in the sale. Contact listing agent for more details. Tract 3 is located in Section 19 of Grant township in Monona County, Iowa.

*\* There is a drainage tax assessment of approximately \$1,444.53 for upkeep and maintenance to the drainage district.*

#### FARM DETAILS

Net Taxes: \$2,226.00

CSR2: 98.90

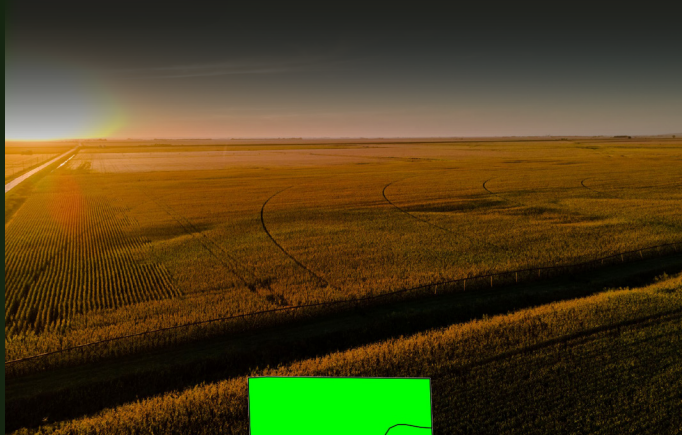
#### DIRECTIONS

From Onawa: Take County Road L12 Northeast out of town for 3 miles and continue on L12 as it straightens out and continue north until County Road E16. Turn left (west) onto County Highway E16 and continue west for half a mile. Tract 3 will be to the north. Look for Peoples Company signs.

#### TRACT 3 TILLABLE SOILS - CSR2

| Code                    | Soil Description         | Acres | Percent | Legend      | CSR2        |
|-------------------------|--------------------------|-------|---------|-------------|-------------|
| 754                     | Larpenteur silt loam     | 73.14 | 91.1%   | <div></div> | 100         |
| 436                     | Lakeport silty clay loam | 5.93  | 7.4%    | <div></div> | 88          |
| 44                      | Blencoe silt clay        | 1.22  | 1.5%    | <div></div> | 87          |
| <b>Weighted Average</b> |                          |       |         |             | <b>98.9</b> |

## TRACT 3



**TRACT 4** consists of 81.09 total acres with 79.34 FSA Tillable Acres carrying a CSR2 value of 90.1. Primary soil types are Larpenteur silt loam and Blend silty clay loam. The farm is improved with a gas-powered Valley 7-tower Pivot and well. The motor that powers the pivot is owned by the tenant and will NOT be included in the sale. The current farm lease has been terminated and will be open for the 2022 cropping season. Tract 4 is located in Section 30 of Grant township in Monona County, Iowa.

*\* There is a drainage tax assessment of approximately \$1,475.57 for upkeep & maintenance to the drainage district.*

#### FARM DETAILS

Net Taxes: \$2,095.00

CSR2: 90.10

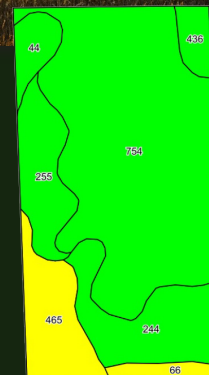
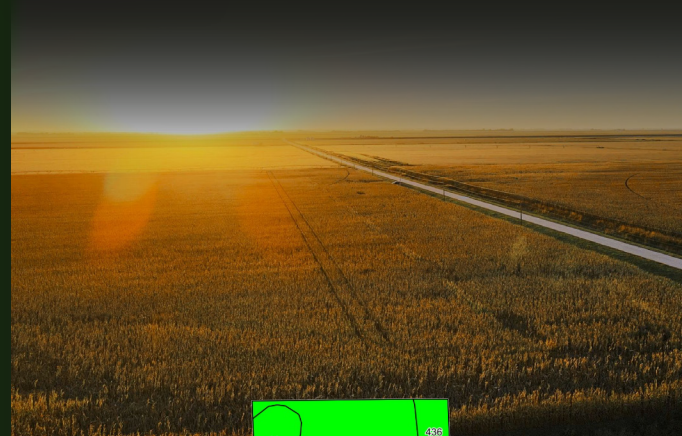
#### DIRECTIONS

From Onawa: Take County Road L12 Northeast out of town for 3 miles and continue on L12 as it straightens out and continue north until County Highway E16. Turn left (west) onto County Road E16 and continue west for half a mile. Tract 4 will be to the south. Look for Peoples Company signs.

#### TRACT 4 TILLABLE SOILS - CSR2

| Code                    | Soil Description       | Acres | Percent | Legend      | CSR2        |
|-------------------------|------------------------|-------|---------|-------------|-------------|
| 754                     | Larpenteur silt loam   | 45.21 | 57.0%   | <div></div> | 100         |
| 244                     | Blend silty clay       | 11.21 | 14.1%   | <div></div> | 81          |
| 465                     | Tieville silty clay    | 8.44  | 10.6%   | <div></div> | 62          |
| 255                     | Cooper silty clay loam | 7.50  | 9.5%    | <div></div> | 85          |
| 44                      | Blencoe silt clay      | 2.94  | 3.7%    | <div></div> | 87          |
| <b>Weighted Average</b> |                        |       |         |             | <b>90.1</b> |

## TRACT 4





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## AUCTION TERMS & CONDITIONS

**Auction Method:** All tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

**Tract 1:** 160.87 Surveyed Acres

**Tract 2:** 154.2 Surveyed Acres

**Tract 3:** 80.74 Surveyed Acres

**Tract 4:** 81.09 Surveyed Acres

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order 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 Monona 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 Monona 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 Wednesday, December 22nd, 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 land will be given At Closing, Subject to Tenant's Rights.

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

**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. 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.

## Listing Agent

Andrew Zellmer: 712.898.5913, AndrewZ@PeoplesCompany.com

Listing #15773

PeoplesCompany.com





12119 Stratford Dr, Ste B  
Clive, IA 50325

PeoplesCompany.com



**SCAN ME**  
to view this  
listing online!

*Listing Agent*

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