

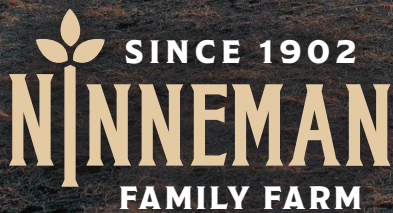
TWO TRACTS

167.04

ACRES M/L

FARMLAND AUCTION

CALHOUN COUNTY, IOWA



WEDNESDAY, DECEMBER 21ST, 2022 AT 10:00 AM

AUCTION LOCATION: SAC COMMUNITY CENTER | 1015 W. MAIN STREET SAC CITY, IA 50583



CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com

STEVE BRUERE | 515.222.1347
Steve@PeoplesCompany.com

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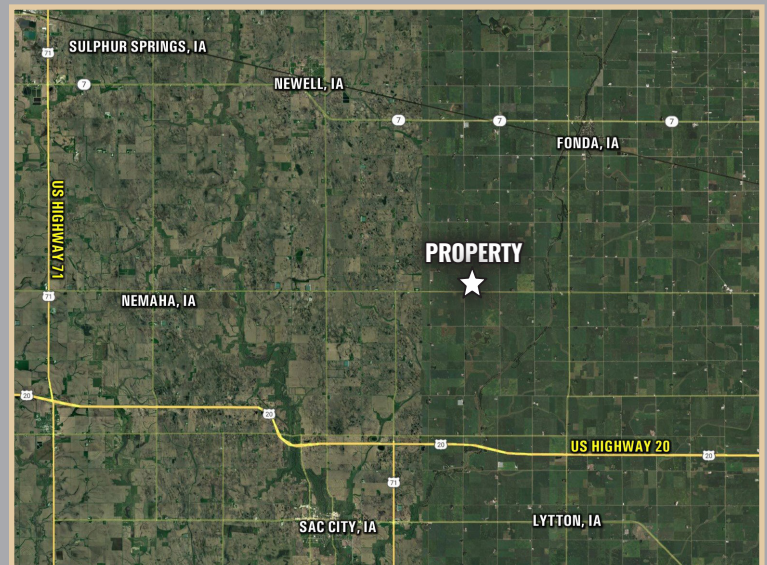
Calhoun County, Iowa Land Auction - Mark your calendar for Wednesday, December 21st, 2022! Peoples Company is pleased to offer a "Century Farm" consisting of 167.04 acres m/l located northeast of Sac City, Iowa. Farmland in Calhoun County has a proud history of agriculture distinction and the Ninneman Farm is no exception with well over a century of ownership dating back to 1902. The auction will take place at 10:00 AM at the Sac Community Center in Sac City, Iowa.

TRACT 1 consists of 162.97 acres m/l with 150.74 FSA cropland acres, which includes 145.30 acres of row crop acres and a CSR2 value of 68.3. The balance of the FSA cropland acres includes 5.44 acres enrolled in CRP (Conservation Reserve Program).

TRACT 2 consists of 4.07 surveyed acres featuring a vacant single-family 1 1/2-story house and multiple outbuildings. Open House - Scheduled for Thursday, December 8th & 15th from 4:00 P.M. - 6:00 P.M.

These tracts would be a great add-on to an existing farm operation, an affordable tract for a Beginning Farmer, or a smart investment for the Buyer looking to diversify their portfolio. Both tracts have great access off paved 190th Street / County Highway D15 with several competing grain marketing options located nearby. Conservation practices have been actively applied with CRP filter strips paying \$198 per acre. The farm lease has been terminated and farming rights will be available for the upcoming 2023 crop season. Tracts 1 & 2 are located in Section 18 of Williams Township in Calhoun County, Iowa.

The land will be sold as two individual tracts. Tract 1 will be sold on a price-per-acre basis and Tract 2 will be sold on a whole dollar amount. The land auction can also be viewed through our virtual online auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.



DIRECTIONS

From Sac City, Iowa: Travel east out of town until reaching US Highway 71. Turn left (north) on US Highway 71 for 7 miles until reaching 190th Street / County Highway D51. Turn right (east) on 190th Street / County Highway D15 for 2 miles and property will be located on the north side of the road marked with a Peoples Company sign.

SINCE 1902
NINNEMAN
FAMILY FARM

TWO TRACTS

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TRACT ONE 162.97 190TH STREET / COUNTY HIGHWAY D15, FONDA, IA 50540

Tract 1 consists of 162.97 acres m/l with 145.30 acres currently in row crop production carrying a CSR2 rating of 68.3. The primary soil types on this farm include Canisteo clay loam and Talcot clay loam. The balance of the FSA cropland acres includes 5.44 acres enrolled in the Conservation Reserve Program (CRP). The CRP program practices include CP21 & CP8A expiring in 2030 with an annual payment of \$1,077 (\$198/acre). Farmland acres are designated as NHEL (Non-Highly Erodible Land) and some private tile has been installed (exact size and location are unknown). The farm has a great drainage outlet with Prairie Creek cutting through the northeast and is located in County Drainage Districts No. 69 & 181.

The tract has great access on paved 190th Street / County Highway D15 with several competing grain marketing options located nearby. The farm lease has been terminated and will be available for the 2023 growing season. Tract 1 is located just northeast of Sac City in Section 18 of Williams Township, Calhoun County, Iowa.

*The 13 acres m/l north of Prairie Creek had previously been accessed from the east across the adjoining landowner. Unless the winning bidder receives access from a neighboring landowner, it will be the responsibility of the winning bidder to install a crossing at their expense to access the field north of the drainage ditch (Contact agent for more details).

Farm Details:

FSA Cropland Acres: 145.30

Corn: 74.86 Base Acres with a PLC Yield of 163

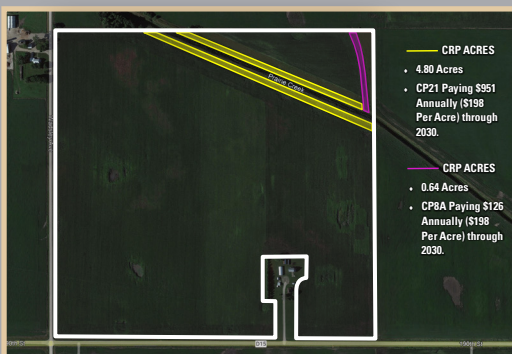
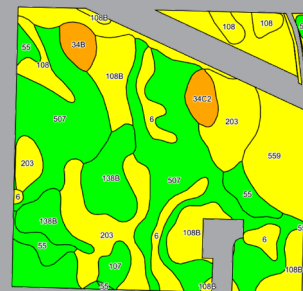
Soybeans: 69.92 Base Acres with a PLC Yield of 47

* Farm program information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Calhoun County FSA and NRCS offices.

ESTIMATED TAXES: \$3,726.00



CODE	DESCRIPTION	ACRES	%	LEGEND	CSR2
507	Canisteo clay loam	48.76	33.6%		84
559	Talcot clay loam	22.86	15.7%		54
203	Cylinder loam	21.24	14.6%		58
108B	Wadena loam	13.78	9.5%		52
138B	Clarion loam	11.51	7.9%		89
6	Okoboji silty clay loam	7.54	5.2%		59
55	Nicollet clay loam	6.51	4.5%		89
108	Wadena loam	5.53	3.8%		56
34C2	Estherville sandy loam	2.74	1.9%		10
Weighted Average					68.3



TRACT TWO **4.07** 1035 190TH STREET, FONDA, IA 50540

SINGLE FAMILY HOME
FEED + LIVESTOCK BARN
HOOP BUILDING + MULTIPLE OTHER
OUTBUILDINGS

Tract 2 offers an excellent acreage opportunity on pavement for those interested in rural settings and country living. The property consists of 4.07 surveyed acres m/l featuring a single-family 1 1/2-story house that was built in 1920 and has 1,296 Sq/Ft of Total Living Area. Farm improvements include a Feed and Livestock Barn with 1,856 Sq/Ft measuring 32' by 58' built in 1910, Hoop Building with 2,160 Sq/Ft measuring 30' by 72' built in 1999, and multiple other outbuildings. Tract 2 is located northeast of Sac City on paved 190th Street / County Highway D15 with close proximity to US Highway 20.

Dwellings will be sold "As Is, Where Is". The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. The buyer will be required to sign a binding agreement with Calhoun County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact Agent for further details.

ESTIMATED TAXES: \$704.00



OPEN HOUSE - THURSDAY, DECEMBER 8TH & 15TH
FROM 4:00 P.M. - 6:00 P.M.



SCAN THE QR CODE or visit
PEOPLES COMPANY.COM | Listing #16518



CALHOUN COUNTY, IOWA

UPCOMING AUCTION - WEDNESDAY, DECEMBER 21ST, 2022 AT 10:00 AM

AUCTION DETAILS

SELLER: Ninneman Family

CLOSING ATTORNEY: Kathleen Kohorst
Kohorst & Fischer Law Firm in Harlan, Iowa

AUCTION LOCATION:
Sac Community Center
1015 W. Main Street | Sac City, IA 50583

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

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

AUCTION METHOD: Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction. Tract 1 will be sold on a price-per-acre basis and Tract 2 will be sold on a whole dollar amount.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Calhoun 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 Calhoun 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 Kohorst & Fischer Law Firm Trust Account.

CLOSING: Closing will occur on or before Thursday, February 2, 2023. 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 Farm Tenant's Rights.

FARM LEASE: The current farm lease has been terminated and will be open for the 2023 crop year.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Kohorst & Fischer Law Firm the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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 on 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. The 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 the Abstract.

CONTACT AN AGENT FOR MORE INFORMATION.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16518



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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.

