

Pottawattamie County, Iowa

657.18 ACRES M/L

DATE
OCTOBER 26, 2023
THURSDAY, 10:00 AM

LOCATION
UMBA HALL
300 2ND AVENUE
UNDERWOOD, IA 51576

SELLERS
J PRYOR FARMS LLC

FARMLAND AUCTION

MATT ADAMS: 515.423.9235
MATT@PEOPLES COMPANY.COM
IA LIC S59699000

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JIM HAIN: 402.981.8831
JAMES.HAIN@LUNDCO.COM
IA LIC S43641000

GENERAL INFORMATION

TRACT 1	49.22 ACRES M/L
TRACT 2	77 ACRES M/L
TRACT 3	66 ACRES M/L
TRACT 4	174.66 ACRES M/L
TRACT 5	150.12 ACRES M/L
TRACT 6	140.18 ACRES M/L



LISTING #17083
PEOPLES COMPANY.COM





FARMLAND AUCTION

Major Pottawattamie County, Iowa Land Auction – Mark your calendar for Thursday, October 26th, 2023 at 10:00 AM! Peoples Company and the Lund Company are pleased to represent J Pryor Farms LLC in the sale of 657.18 total acres m/l of prime Pottawattamie County, Iowa farmland offered through 6 different tracts ranging in size from 49.22 acres m/l to 174.66 acres m/l.

Of the total 657.18 acres m/l in this portfolio, the Pryor Family farmland includes 626.92 FSA cropland acres carrying CSR2 ratings in the mid 50's to low 70's. The remaining balance of the acres consists of well maintained waterways and quality timber. Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, these highly-tillable tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. This excellent land portfolio was assembled by Art Camenzind who proudly owned these farms before passing them down to the next generation, J Pryor Farms LLC. These farms have had long-term tenants in place who have taken excellent care of the farmland for many years.

Tract 1: 49.22 acres m/l with 48.47 FSA cropland acres carrying a CSR2 soil rating of 71.2.

Tract 2: 77 acres m/l with 71.23 FSA cropland acres carrying a CSR2 soil rating of 70.8.

Tract 3: 66 acres m/l with 64.34 FSA cropland acres and a CSR2 rating of 52.2.

Tract 4: 174.66 acres m/l with 166.13 FSA cropland acres carrying a CSR2 soil rating of 69.6.

Tract 5: 150.12 acres m/l with 137.03 FSA cropland acres carrying a CSR2 soil rating of 64.5.

Tract 6: 140.18 acres m/l with 139.72 FSA cropland acres carrying a CSR2 soil rating of 59.7.

The six tracts will be offered via Public Auction and will take place at 10:00 AM at the UMBA Hall, 300 2nd Avenue, Underwood, Iowa 51576. The farmland tracts will be sold as six individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all six tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

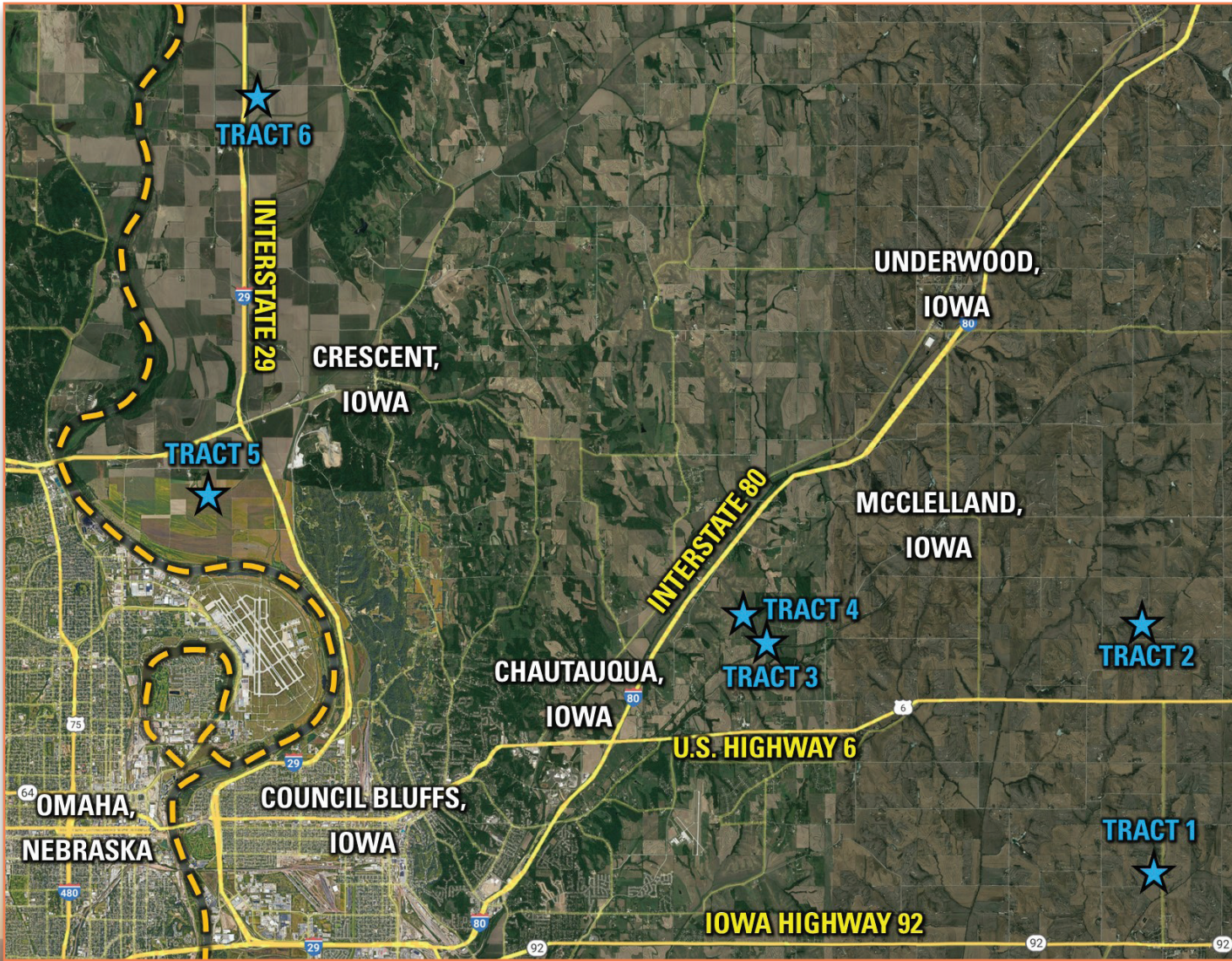
A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

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GENERAL INFORMATION

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LOCATION
 UMBA HALL
 300 2ND AVENUE
 UNDERWOOD, IA 51576

DATE
 OCTOBER 26, 2023
 THURSDAY, 10:00 AM

TRACT 1 COTTONWOOD ROAD
TREYNOR, IOWA 51575

Tract 1 consists of 49.22 acres m/l with 48.47 FSA cropland acres carrying a CSR2 rating of 71.2. Primary soil types include Ackmore-Colo-Judson complex and Monona Silt Loam. Located on the north side of Cottonwood Road, this tract is situated in Section 36 of Hardin Township.

TAXES: \$1,582

49.22 ACRES
M/L

DIRECTIONS

From Treynor, Iowa: Travel north out of town on North Eyberg Avenue for approximately 1 mile. Turn left (west) on Cottonwood Road. The farm entrance is on the north side of the road. Look for the Peoples Company Sign.

TILLABLE SOILS MAP | 71.2 CSR2

Code	Soil Description	Acres	% of Field	CSR2
11B	Ackmore-Colo-Judson complex	24.47	50.5%	81 ●
10D2	Monona silt loam	14.05	29.0%	60 ●
1D3	Ida silt loam	3.40	7.0%	32 ●
212+	Kennebec silt loam	2.45	5.1%	91 ●
10C2	Monona silt loam	2.35	4.8%	86 ●
10D3	Monona silt loam	1.75	3.6%	53 ●

Weighted Average 71.2



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- TRACT 1 49.22 ACRES M/L
- TRACT 2 77 ACRES M/L
- TRACT 3 66 ACRES M/L
- TRACT 4 174.66 ACRES M/L
- TRACT 5 150.12 ACRES M/L
- TRACT 6 140.18 ACRES M/L

TRACT 2 HICKORY ROAD / 298TH STREET
MCCLELLAND, IOWA 51548

Tract 2 consists of 77 acres m/l with 71.23 FSA cropland acres carrying a CSR2 rating of 70.8. Primary soil types include Monona Silt Loam and Napier silt loam. Located on the north side of Hickory Road, this tract is situated in Section 12 of Hardin Township.

TAXES: \$4,562

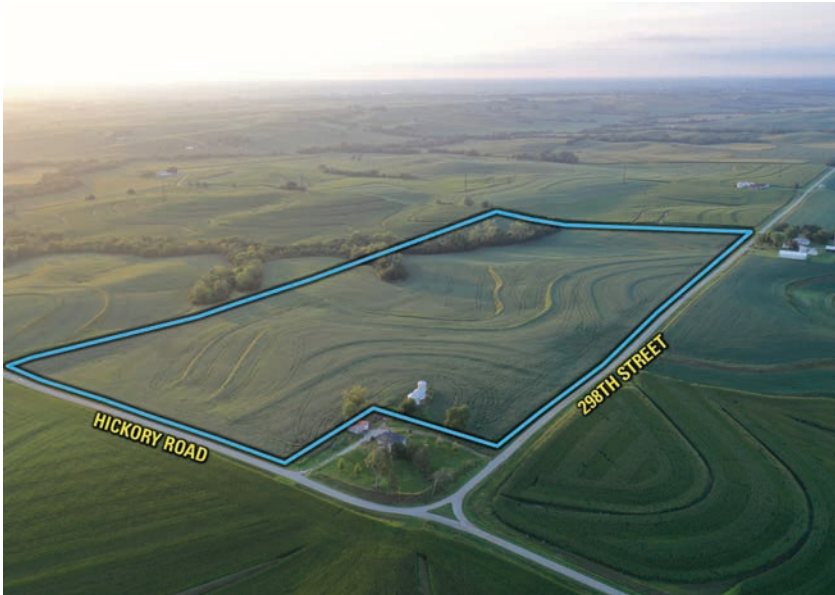
**77 ACRES
M/L**

DIRECTIONS

From McClelland, Iowa: Travel east out of town on Idlewood Road for approximately 2 miles to 290th street. Turn right (south) on 290th street and proceed straight for 1 mile until reaching Honeysuckle Road. Turn left (east) on Honeysuckle road and continue for .75 miles. Turn right (south) on 298th street and continue for .5 miles. The farm is on the west side of the road. Look for the Peoples Company Sign.

TILLABLE SOILS MAP | 70.8 CSR2

Code	Soil Description	Acres	% of Field	CSR2
10B	Monona silt loam	18.77	26.4%	95 ●
10D2	Monona silt loam	18.45	25.9%	60 ●
12B	Napier silt loam	17.48	24.5%	93 ●
1D3	Ida silt loam	16.53	23.2%	32 ●
Weighted Average			70.8	



- TRACT 2** 77 ACRES M/L
- TRACT 3** 66 ACRES M/L
- TRACT 4** 174.66 ACRES M/L
- TRACT 5** 150.12 ACRES M/L
- TRACT 6** 140.18 ACRES M/L

TRACT 3 HUNT AVENUE
MCCLELLAND, IOWA 51548

Tract 3 consists of 66 acres m/l with 64.34 FSA cropland acres carrying a CSR2 rating of 52.2. Primary soil types include Monona Silt Loam and Napier silt loam. Located on the north side of Hunt Avenue, this tract is situated in Section 12 of Garner Township.

TAXES: \$1,844.18

**66 ACRES
M/L**

DIRECTIONS

From McClelland, Iowa: Travel southwest out of town on County Highway G 61/McClelland Avenue for approximately 1.50 miles to Hunt Avenue. Turn right on Hunt Avenue and continue for 1.50 miles. The farm entrance is on the south side of the road. Look for the Peoples Company Sign.

TILLABLE SOILS MAP | 52.2 CSR2

Code	Soil Description	Acres	% of Field	CSR2
1E3	Ida silt loam	32.72	50.9%	18 ●
10C2	Monona silt loam	16.59	25.8%	86 ●
12B	Napier silt loam	8.06	12.5%	93 ●
10B	Monona silt loam	5.14	8.0%	95 ●
1C3	Ida silt loam	1.83	2.8%	58 ●
Weighted Average			52.2	

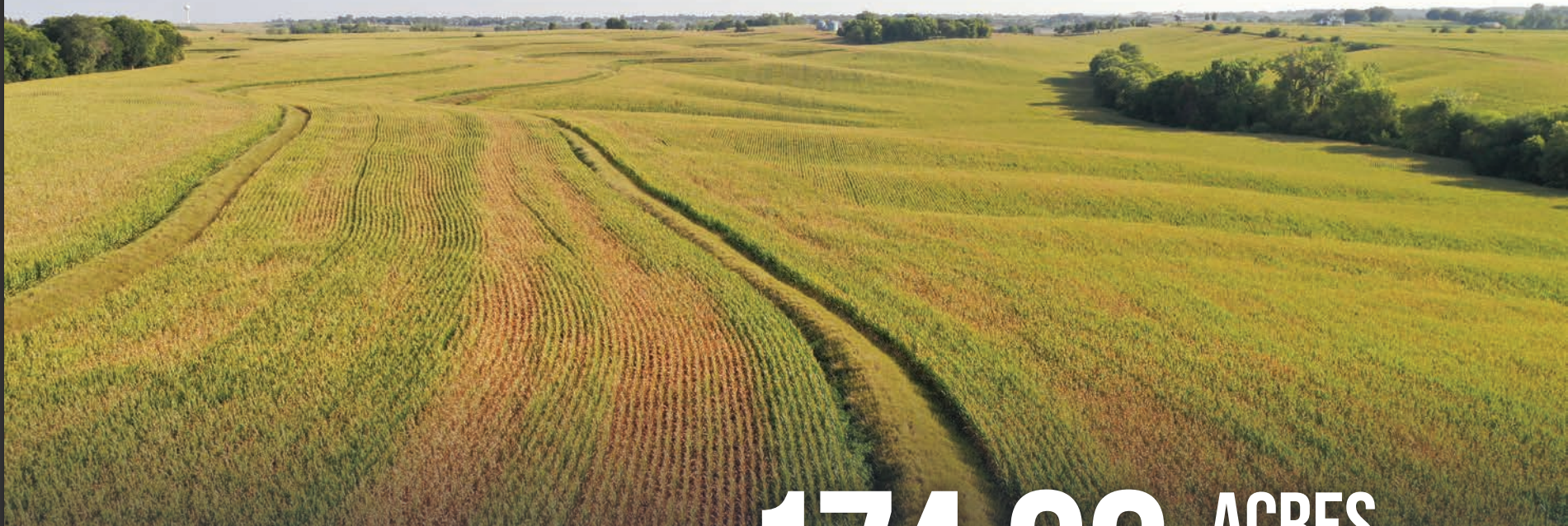


TRACT 3 66 ACRES M/L

TRACT 4 174.66 ACRES M/L

TRACT 5 150.12 ACRES M/L

TRACT 6 140.18 ACRES M/L



TRACT 4 HUNT AVENUE
MCCLELLAND, IOWA 51548

174.66 ACRES
M/L

Tract 4 consists of 174.66 acres m/l with 166.13 FSA cropland acres carrying a CSR2 rating of 69.6. Primary soil types include Monona Silt Loam and Napier silt loam. Located on the north side of Hunt Avenue, this tract is situated in Section 12 of Garner Township.

DIRECTIONS

From McClelland, Iowa: Travel southwest out of town on County Highway G 61/McClelland Avenue for approximately 1.50 miles to Hunt Avenue. Turn right on Hunt Avenue and continue for 1.50 miles. The farm entrance is on the north side of the road. Look for the Peoples Company Sign.

TAXES: \$6,395.17

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TILLABLE SOILS MAP | 69.6 CSR2

Code	Soil Description	Acres	% of Field	CSR2
12B	Napier silt loam	33.52	20.2%	93 ●
10B	Monona silt loam	31.83	19.2%	95 ●
10C	Monona silt loam	19.13	11.5%	89 ●
1D3	Ida silt loam	18.63	11.2%	32 ●
10D2	Monona silt loam	14.35	8.6%	60 ●
22D3	Dow silt loam	13.96	8.4%	26 ●
10C2	Monona silt loam	9.79	5.9%	86 ●
10E	Monona silt loam	6.61	4.0%	48 ●
10E2	Monona silt loam	6.57	4.0%	45 ●
1E3	Ida silt loam	6.36	3.8%	18 ●
12C	Napier silt loam	1.60	1.0%	89 ●
10E3	Monona silt loam	1.42	0.9%	38 ●
1C3	Ida silt loam	1.27	0.8%	58 ●
22C3	Dow silt loam	1.09	0.7%	52 ●

Weighted Average 69.6



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TRACT 4 174.66 ACRES M/L

TRACT 5 150.12 ACRES M/L

TRACT 6 140.18 ACRES M/L

TRACT 5 RIVER ROAD NORTH CRESCENT, IOWA 51526

Tract 5 consists of 150.12 acres m/l with 137.03 FSA cropland acres carrying a CSR2 rating of 64.5. Primary soil types include Haynie silt loam, Albaton silty clay and Modale silt loam. Located on the south side of River Road North, this tract is situated in Section 33 of Crescent Township.

TAXES: \$4,980

150.12 ACRES M/L

DIRECTIONS

From Crescent, Iowa: Travel south out of town on Old Lincoln Highway for approximately 0.2 miles to Old Mormon Bridge Road. Turn right (west) and proceed straight on Old Mormon Bridge Road/ US Highway 680 for 4.25 miles until reaching 130th Street. Turn left (south) and continue straight until running into River Road North. Turn left (east) on River Road North for approximately 1.30 miles. The farm entrance is located on the south side of the road. Look for the Peoples Company Sign.

TILLABLE SOILS MAP | 64.5 CSR2

Code	Soil Description	Acres	% of Field	CSR2
137	Haynie silt loam	67.74	49.4%	67 ●
156	Albaton silty clay	24.70	18.0%	52 ●
149	Modale silt loam	22.21	16.2%	69 ●
146	Onawa silty clay	11.83	8.6%	79 ●
156+	Albaton silt loam	6.18	4.5%	29 ●
144	Blake silty clay loam	4.37	3.2%	86 ●
Weighted Average			64.5	



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TRACT 5 150.12 ACRES M/L

TRACT 6 140.18 ACRES M/L

TRACT 6 U.S. INTERSTATE 29 / 152ND STREET
HONEY CREEK, IOWA 51542

Tract 6 consists of 140.18 acres m/l with 139.72 FSA cropland acres carrying a CSR2 rating of 59.7. Primary soil types include Albaton silty clay, Haynie silt loam and Modale silt loam. Located on the west side of 152nd Street, this tract is situated in Section 34 of Rockford Township.

TAXES: \$4,158

140.18 ACRES
M/L

DIRECTIONS

From Honey Creek, Iowa: Travel north out of town on Honey Creek Lane for approximately 0.2 miles to Old Lincoln Highway. Turn left (northwest) and proceed straight until reaching Sumac Road. Turn left (west) and continue for approximately 1.15 miles to 152nd Street. Continue straight, the farm is entrance is on the west side of the road. Look for the Peoples Company Sign.

TILLABLE SOILS MAP | 59.7 CSR2

Code	Soil Description	Acres	% of Field	CSR2
156	Albaton silty clay	62.80	44.9%	52 ●
137	Haynie silt loam	27.34	19.6%	67 ●
149	Modale silt loam	23.82	17.0%	69 ●
156+	Albaton silt loam	10.08	7.2%	29 ●
144	Blake silty clay loam	9.51	6.8%	86 ●
146	Onawa silty clay	6.17	4.4%	79 ●
Weighted Average			59.7	



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Clive, IA 50325

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FARMLAND AUCTION

AUCTION TERMS & CONDITIONS

October 26, 2023 | 10:00 AM | UMBA Hall | 300 S 2nd Avenue | Underwood, IA 51576

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 six tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 49.22 Acres M/L | **Tract 2:** 77 Acres M/L | **Tract 3:** 66 Acres M/L
Tract 4: 174.66 Acres M/L | **Tract 5:** 150.12 Acres M/L | **Tract 6:** 140.18 Acres M/L

Buyer's Premium: Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

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 Pottawattamie 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 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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Tuesday, December 12th, 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 land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is lease has been terminated and is open for the 2024 cropping season.

CRP Contracts: Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). 2023 CRP Income will be prorated between the Buyer and Seller to the date of Closing. Contact agent for details.

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.

Surveys: No additional surveying or staking will be provided by the Seller.

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.