

POTTAWATTAMIE COUNTY, IOWA

FARMLAND AUCTION



Auction Details:

Wednesday, February 26th,
2025 at 10:00 AM

Auction Location:

Treynor Community Center
11 W Main Street
Treynor, Iowa 51575



140.76
ACRES M/L

LISTING #18063

ANDREW ZELMER

712.898.5913

AndrewZ@PeoplesCompany.com

IA LIC S61625000

JIM HAIN

402.981.8831

James.Hain@LundCo.com

IA LIC S43641000



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

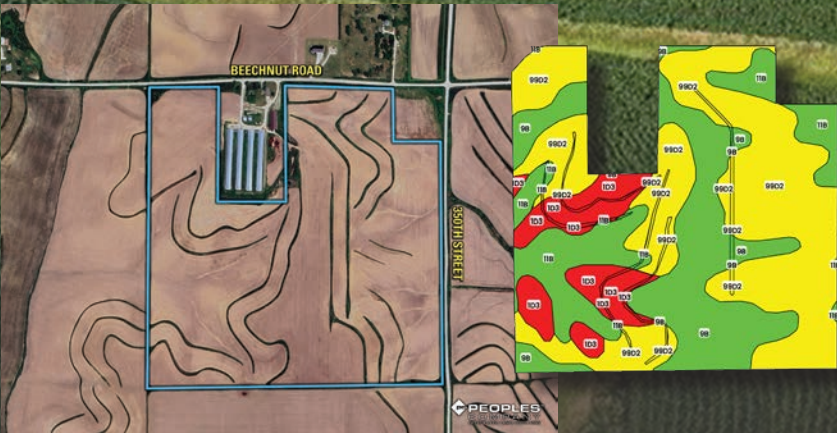
Pottawattamie County, Iowa Land Auction – Mark your calendar for Wednesday, February 26th, 2025, at 10:00 AM! Peoples Company and the Lund Company are pleased to represent the Hubert Houser Estate in the sale of 140.76 total acres m/l of high-quality Pottawattamie County, Iowa farmland. The farm includes an estimated 138.86 FSA cropland acres carrying CSR2 rating of 68.1. The farmland has been improved with well-maintained terraces. Exact acres are subject to a survey that will be completed prior to the auction. The FSA cropland acres are subject to reconstitution by the Pottawattamie County FSA Office. Contact the listing agent for details. The farm is open for the 2025 crop season.

Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, this highly tillable tract of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase.

The tract will be offered via Public Auction and will take place at 10:00 AM at the Treynor Community Center, 11 W Main Street, Treynor, Iowa 51575.

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

SOILS MAP



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
99D2	Exira silty clay loam	67.76	48.80%	●	59
9B	Marshall silty clay loam	34.46	24.82%	●	95
11B	Ackmore-Colo-Judson complex	20.65	14.87%	●	81
1D3	Ida silt loam	15.98	11.51%	●	32
Weighted Average					68.1

Scan the QR code
to view this
listing online



ANDREW ZELLMER
712.898.5913
AndrewZ@PeoplesCompany.com

JIM HAIN
402.981.8831
James.Hain@LundCo.com

From Treynor, Iowa: Head east on State Highway 92 for 5 miles. Turn right (south) on 350th Street. Continue straight for 2 miles. The farm is located on the corner of Beechnut Road and 350th Street. Look for the Peoples Company sign.



AUCTION TERMS & CONDITIONS

Pottawattamie County, Iowa Land Auction
140.76 Acres M/L (Offered in One Tract)
Wednesday, February 26th, 2025, at 10:00 AM

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

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 a 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.

Auction Method: The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

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 Watson & Ryan PLC Trust Account.

Closing: Closing will occur on or before Friday April 11th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Seller: Hubert Houser Estate

Representing Attorney: Watson & Ryan PLC

Possession: Possession of the farm will be given at closing.

Farm Lease: The farm is open for the 2025 cropping season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Watson & Ryan PLC 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. The 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 investigation of the property before 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18063



POTTAWATTAMIE COUNTY, IOWA FARMLAND AUCTION



Auction Details:

Wednesday, February 26th,
2025 at 10:00 AM

Auction Location:

Treynor Community Center
11 W Main Street
Treynor, Iowa 51575



140.76
ACRES M/L

LISTING #18063

ANDREW ZELMER

712.898.5913

AndrewZ@PeoplesCompany.com

IA LIC S61625000

JIM HAIN

402.981.8831

James.Hain@LundCo.com

IA LIC S43641000



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**