

LAND AUCTION

Wright County, Iowa

170.50 Acres M/L

Offered as Two Tracts



Friday, February 21, 2025 at 10:00 am

The Red Shed Event Center | 908 2nd Street Northwest | Clarion, Iowa 50525



Listing #18072

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Friday, February 21, 2025 at 10:00 AM

The Red Shed Event Center | 908 2nd Street Northwest | Clarion, Iowa 50525

Peoples Company is pleased to present 170.5 acres m/l located just north of Galt, Iowa. The farmland will be sold as two individual tracts through the Buyer's Choice Auction Method on Friday, February 21, 2025 at The Red Shed Event Center in Clarion, Iowa.

Tract 1: 90.50 acres m/l with 85.88 estimated FSA cropland acres; CSR2 rating of 76.9.

Tract 2: 80 acres m/l with 74.25 estimated FSA cropland acres; CSR2 rating of 81.3.

These high-quality farmland tracts are located in a strong farming community. They 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. These farms have great access to US Highway 69 with several grain marketing outlets nearby. The tracts are open for the 2025 crop season and located in Section 7 of Blaine Township.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Friday, February 21, 2025, at The Red Shed Event Center, 908 2nd Street Northwest, Clarion, Iowa. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price per acre basis and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.

Directions

From Clarion: Head east on Highway 3 for four miles until reaching Highway 69. Turn right (south) on Highway 69 for two miles until reaching 240th Street. Turn left (east) on 240th Street for one mile until reaching the farm.

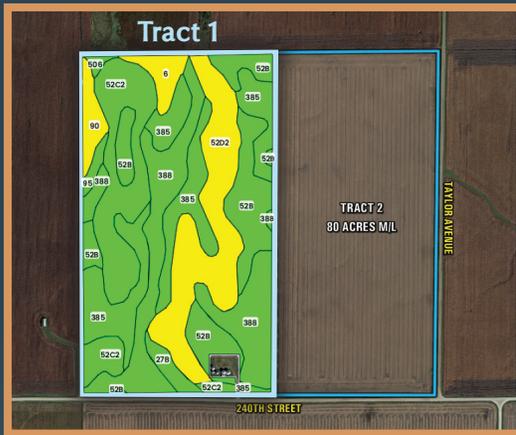


Tract One | 90.50 Acres M/L

Tract 1 includes 90.50 acres m/l with 85.88 estimated FSA cropland acres carrying a CSR2 of 76.9. The primary soil types consist of Kossuth Silty clay loam, Guckeen clay loam, and Bode clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private tile has been installed (Contact Agent for details). A wetland determination has been completed deeming the property as "prior converted" or PC which would allow for the current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm is situated in Drainage Districts #3, #5, and #93. Per discussions with the Wright County Drainage Clerk, there are no outstanding assessments due or upcoming projects in these drainage districts.

Tract 1 is improved with a bin site including 21,800 bushel storage capacity consisting of multiple bins ranging from 2,800 bushels to 10,000 bushels.

Taxes: \$2,998



Tillable Soils Map

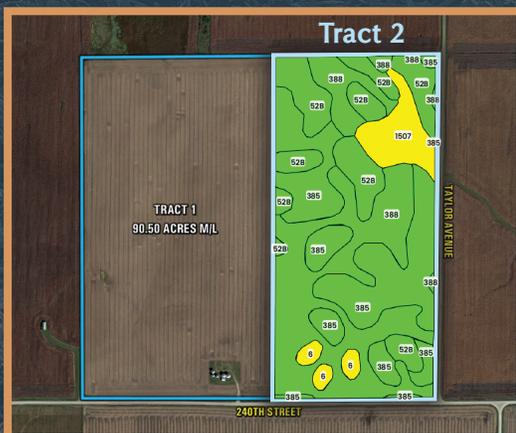
CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
388	Kossuth silty clay loam	18.09	21.06%	86
385	Guckeen clay loam	16.53	19.25%	76
52D2	Bode clay loam	16.12	18.77%	56
52C2	Bode clay loam	14.23	16.57%	82
52B	Bode clay loam	13.74	16.00%	91
90	Okoboji mucky silty clay loam	2.29	2.67%	55
6	Okoboji mucky silty clay loam	2.23	2.60%	59
27B	Terril loam	1.49	1.73%	87
95	Harps clay loam	0.77	0.90%	72
506	Wacousta silty clay loam	0.39	0.45%	74

AVERAGE: 76.9

Tract Two | 80 Acres M/L

Tract 2 includes 80 acres m/l with 74.25 estimated FSA cropland acres carrying a CSR2 of 81.3. The primary soil types consist of Kossuth Silty clay loam, Guckeen clay loam, and Bode clay loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and private tile has been installed (Contact Agent for details). A wetland determination has been completed deeming the property as "prior converted" or PC which would allow for the current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. The farm is situated in Drainage Districts #3, #5, and #63. Per discussions with the Wright County Drainage Clerk, there are no outstanding assessments due or upcoming projects in these drainage districts.

Taxes: \$2,778



Tillable Soils Map

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
388	Kossuth silty clay loam	28.13	37.89%	86
385	Guckeen clay loam	23.98	32.30%	76
52B	Bode clay loam	14.78	19.91%	91
1507	Brownton silty clay loam	5.55	7.47%	62
6	Okoboji mucky silty clay loam	1.84	2.48%	59

AVERAGE: 81.3



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18072



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

LAND AUCTION

Wright County, Iowa

Sellers: Mitchell & Deborah Brandt

Representing Attorney: Richard Bordwell - Clarion, Iowa

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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.

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: Tracts 1 & 2 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, one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 90.50 Acres M/L

Tract 2: 80 Acres M/L

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Wright 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 Wright 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 check or wire transfer. All funds will be held in the Richard Bordwell Clients Trust Account.

Closing: Closing will occur on or before Thursday, April 3rd, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of each tract will be given at closing. Early possession may be granted with earnest money deposit and proof of liability insurance.

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

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Richard Bordwell Clients Trust Account 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. 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.