

LAND AUCTION | FRIDAY, NOVEMBER 22ND, 2024 AT 10:00 AM

HANCOCK COUNTY

GARNER, IOWA

IOWA

LISTING #17917



CHASE DUESENBERG | 641.529.0562
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87.46
ACRES M/L

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

87.46 ACRES M/L

Hancock County, Iowa Land Auction – Mark your calendar for Friday, November 22nd, 2024!

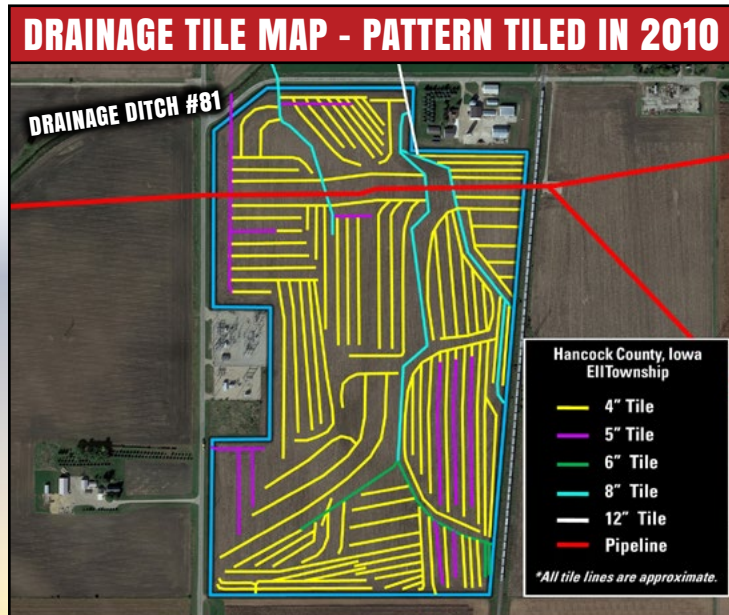
Peoples Company is pleased to offer the sale of 87.46 surveyed acres m/l located south of Garner, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Klemme Public Library.

This high-quality farm consists of 84.28 FSA cropland acres carrying a CSR2 of 86.3, well above the Hancock County average CSR2 of 75. Primary soil types include highly productive Webster clay loam, Nicollet clay loam, and Clarion loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and are located within Drainage District #5. In 2010, over 50,000 linear feet of drainage tile was installed on the farm (Refer to the tile map). Per discussions with the Hancock County Drainage Clerk, there are no outstanding assessments due or upcoming projects in the Drainage District.

ITC Midwest has an easement for an overhead electric transmission line running east and west through the middle of the property. The easement area is 100 feet in width. There is also a pipeline easement through the northern portion of the property. Electric transmission infrastructure is in place, including a 161 kV electric substation owned by Interstate Power & Light Company. With this capacity, there is an increased potential for future wind energy, solar development, or economic development projects. *Any future projects are not guaranteed and should be independently verified by the Buyer.

The tract has close proximity to U.S. Highway 18 & U.S. Highway 69 allowing great access to several competing grain marketing options. The farm lease has been terminated and will be open for the 2025 growing season. The property is located in Section 6 of E11 Township in Hancock County, Iowa.

The land auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



DIRECTIONS

From Garner, Iowa: Travel south out of town on Sioux Avenue for 1 mile and the tract will be located on the left (east) side of Sioux Avenue marked with a Peoples Company sign.



TILLABLE SOILS

AVERAGE CSR2: 86.3

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2	LEGEND
107	Webster clay loam	40.20	47.70%	86	■
55	Nicollet clay loam	19.98	23.71%	89	■
138B	Clarion loam	18.69	22.18%	89	■
6	Okoboji silty clay loam	3.30	3.92%	59	■
655	Crippin loam	1.33	1.58%	91	■
135	Coland clay loam	0.60	0.71%	76	■
138C2	Clarion loam	0.17	0.20%	83	■
507	Canisteo clay loam	0.01	0.01%	84	■

Hancock County Land Auction 87.46 Acres M/L (Offered in One Tract) Friday, November 22nd, 2024 at 10:00 AM

Seller: Larry H. Menke

Auction Location:
Klemme Public Library
204 E Main Street
Klemme, IA 50449

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 Hancock 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 Hancock 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 a check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or before Thursday, February 6th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm lease has been terminated and will be available for the 2025 growing season.

Contract & Title: Immediately upon the 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. 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 #17917



SCAN THE QR CODE
TO VIEW THIS LISTING
ONLINE!

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