

— FARMLAND AUCTION —

Listing #17829

Chickasaw
COUNTY, IOWA

155.22
ACRES M/L

Friday, November 1st at 10:00 am

The Gateway to Northeast Iowa Welcome Center
10 Amherst Boulevard | Nashua, Iowa 50658

Travis Smock | 319.361.8089 | IA LIC S62642000
Travis.Smock@PeoplesCompany.com

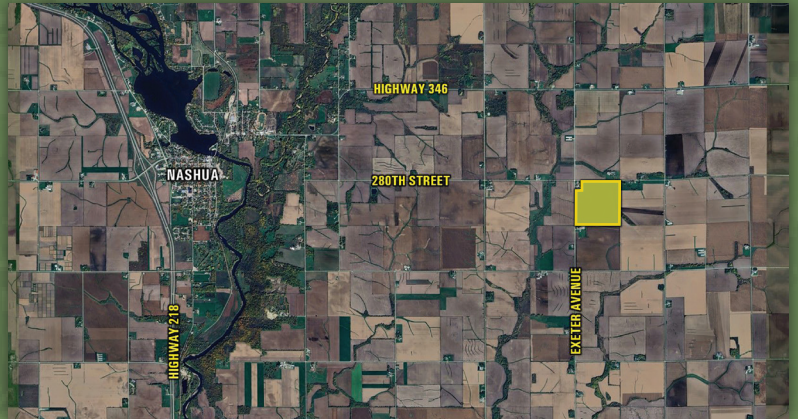
 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS

Chickasaw COUNTY, IOWA



Peoples Company is proud to present the Evelyn E. Reusch Revocable Trust farm in Chickasaw County via live, public auction! The 155.22 acre m/l property is comprised of 149.59 FSA cropland acres with an average CSR2 rating of 87.3, well above the county average. The main soil types found on this property are the productive Clyde-Floyd complex, Kenyon loam, and Readlyn silt loam. The land boasts a gentle natural slope and is situated at a higher elevation compared to surrounding properties, and is classified as NHEL (Non-Highly Erodable Land). This highly tillable farmland is equipped with significant tile and is ideally located in the heart of corn country, with a close proximity to ethanol plants in Lawler, Charles City, Fairbank, and Shell Rock.

The auction will take place on Friday, November 1 at 10:00 AM at The Gateway to Northeast Iowa Welcome Center in Nashua and the property will be sold as one individual tract on a price-per-acre basis. The live auction will be available for viewing and bidding through our mobile bidding app for those who are unable to attend. Don't miss the chance to bid on this land that has not been available to the general public for well over 40 years. The farm is located just east of Nashua in Section 24 of Bradford Township, Chickasaw County, Iowa.



Directions

From Nashua: Travel east out of town on Highway 346 for 4 miles to Exeter Avenue. Turn south on Exeter Avenue and travel 1.25 miles. The farm will be located on the east side of the road. There is additional road frontage along 280th Street.

**EXETER AVENUE / 280TH STREET
NASHUA, IA 50658**

**155.22
ACRES M/L**

FARMLAND AUCTION



Auction Terms & Conditions

Seller: Evelyn E. Reusch Revocable Trust

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 Chickasaw 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 Chickasaw 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.

Closing: Closing will occur on or before Thursday, December 12, 2024. 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.

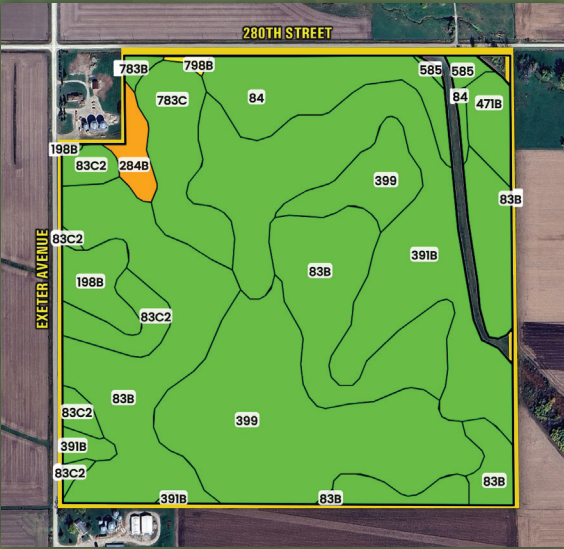
Farm Lease: The farm is leased for the 2024 growing season and all lease payments will be retained by the Seller. The farm lease has been terminated and open for the 2025 growing season.

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

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CSR2
87.3

Listing
#17829



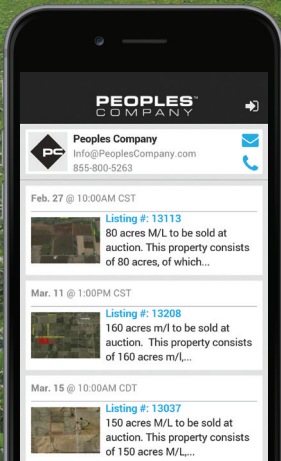
FSA Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
391B	Clyde-Floyd complex	40.25	26.91%		87
83B	Kenyon loam	38.91	26.01%		90
399	Readlyn silt loam	34.20	22.86%		91
84	Clyde clay loam	10.28	6.87%		88
783C	Cresco loam	8.31	5.56%		81
83C2	Kenyon loam	6.73	4.50%		84
198B	Floyd loam	3.86	2.58%		89
471B	Oran loam	3.04	2.03%		74
284B	Flagler sandy loam	2.15	1.44%		49
585	Coland-Spillville complex	1.00	0.67%		70
783B	Cresco loam	0.57	0.38%		73
798B	Protivin loam	0.31	0.21%		61

Weighted Average: 87.3

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.

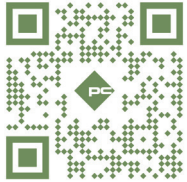




2300 Swan Lake Blvd, Suite 300
Independence, Iowa 50644



PeoplesCompany.com
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Scan the QR
Code to the left
with your phone
camera to view
this listing online!

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