

LISTING 17880

Worth County Iowa

FARMLAND AUCTION

Thursday, November 14th, 2024 at 10:00 AM
Grafton Community Center | 202 6th Avenue
Grafton, Iowa 50440



CHASE DUESENBERG | 641.529.0562
Chase@PeoplesCompany.com | IA LIC S65470000

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

FARMLAND AUCTION

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Peoples Company is honored to represent the heirs of the Margaret M. Wimberly Estate in the sale of 82.59 surveyed acres m/l located southwest of Grafton, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Grafton Community Center.

The farmland consists of 76.22 FSA cropland acres carrying a CSR2 of 79.8. The soil types on this farm are some of the best in Iowa, including Maxfield silt loam and Dinsdale silt loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) with extensive drainage tile in place, including a 12-inch private main running through the property. In 2020, over 25,000 linear feet of drainage tile was installed on the farm.

The tract has great access to Iowa Highway 9 with several competing grain marketing options nearby. The farm lease has been terminated and will be open for the 2025 growing season. The property is located in Section 8 of Union Township in Worth County, Iowa.

The land auction can also be viewed through our Virtual Online Auction platform with online bidding via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

DIRECTIONS

From Grafton, Iowa: Travel west out of town on 390th Street for 1.7 miles until reaching Ulmus Avenue. Turn left (south) on Ulmus Avenue for 1 mile and the tract will be located on the right (west) side of Ulmus Avenue marked with a Peoples Company sign.



AUCTION TERMS & CONDITIONS

Worth County Land Auction

82.59 Acres M/L (Offered in One Tract)

Thursday, November 14th, 2024 at 10:00 AM

Seller: Margaret M. Wimberly Estate

Representing Attorney: Jacquelyn K. Arthur - Laird Law Firm in Mason City, Iowa

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 Worth 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 Worth 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 Laird Law Firm Trust Account.

Closing: Closing will occur on or before Friday, December 20th, 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 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 Laird Law Firm 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.

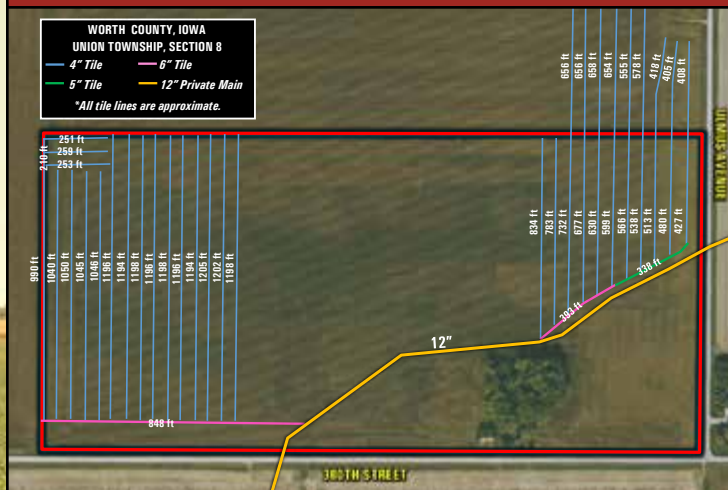


FSA TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
682	Maxfield silt loam	34.16	44.82%		83
377B	Dinsdale silt loam	13.07	17.15%		95
782B	Donnan silt loam	12.58	16.50%		43
761	Franklin silt loam	9.85	12.92%		85
184	Klinger silty clay loam	6.47	8.49%		95
377	Dinsdale silt loam	0.08	0.10%		100

Weighted Average: **79.8**

TILE MAP





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17880



SCAN TO VIEW THIS
AUCTION ONLINE!



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