

UPCOMING FARMLAND AUCTION DUBUQUE COUNTY

FRIDAY, MARCH 4TH, 2022 AT 10:00 AM

AUCTION LOCATION | CASCADE KNIGHTS OF COLUMBUS | 100 THOMAS STREET SE | CASCADE, IA 52033

70.53 ACRES M/L

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DIRECTIONS:

FROM BERNARD, IA:

Travel west on Higginsport Road for 3 miles to the curve. Head south on Curoe Road and the farm will be located on the west side of the road.

FROM CASCADE, IA:

Travel east on Highway 151 for 5.5 miles to Curoe Road. Head south on Curoe Road for 1.1 miles to the curve. Continue south on Curoe Road and the farm will be located on the west side of the road.

AUCTION DATE
FRIDAY, MARCH 4TH, 2022 AT 10:00 AM

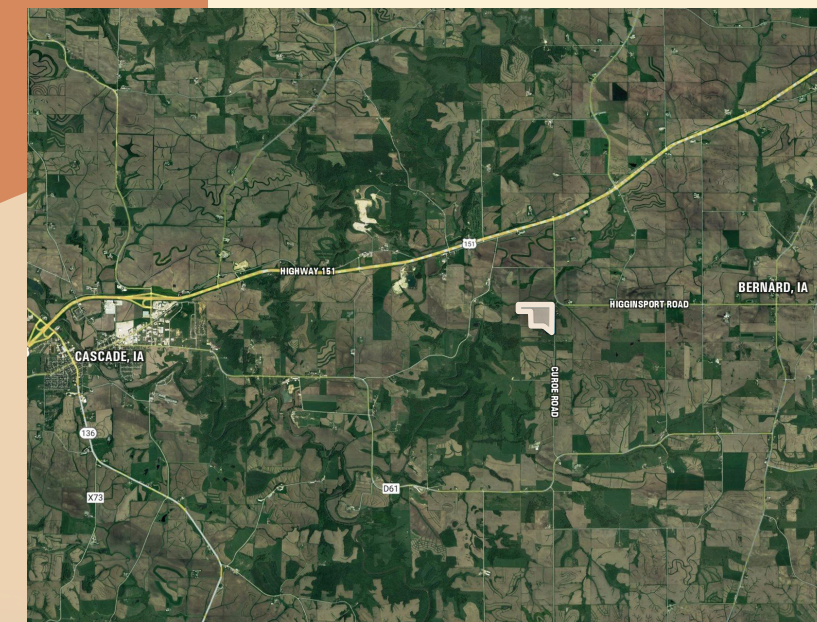
AUCTION LOCATION
CASCADE KNIGHTS OF COLUMBUS
100 THOMAS STREET SE
CASCADE, IA 52033

Rare opportunity to own a high quality Dubuque County, Iowa farm! Mark your calendars for the public auction at the Knights of Columbus in Cascade on Friday, March 4th, 2022 at 10:00 AM! Peoples Company is honored to offer 70.53 total acres m/l located just four miles west of Bernard, Iowa. The farmland consists of 65.7 FSA cropland acres carrying a CSR2 value of 74.9, well above the county average of 49.2! The primary soil types include the highly-productive Kenyon loam and Clyde-Floyd complex. The farm lease has been terminated and it is open for the 2022 row crop season.

This highly tillable farmland tract is located within the northwest quarter of Section 31 in Prairie Creek Township, Dubuque County, Iowa along paved Curoe Road. The farmland will be offered via public auction as an individual tract on Friday, March 4th, 2022. The auction will take place at 10:00 AM at the Cascade Knights of Columbus, 100 Thomas Street SE, Cascade, IA 52033. This auction can also be viewed through a virtual online auction option with online bidding available as well.

TILLABLE SOILS MAP:

Code	Soil Description	Acres	% of Field	CSR2	Legend
83C	Kenyon loam	20.09	30.6%	85	Green
391B	Clyde-Floyd complex	11.47	17.5%	87	Light Green
814C	Rockton loam	10.57	16.1%	42	Yellow
520	Coppock silt loam	5.50	8.4%	84	Light Green
27B	Terril loam	5.35	8.1%	90	Light Green
412E	Emeline loam	3.39	5.2%	5	Red
407B	Schley loam	3.37	5.1%	81	Light Green
981B	Worthen silt loam	3.09	4.7%	94	Light Green
97	Lawson-Huntsville silt loam	1.78	2.7%	80	Light Green
198B	Floyd loam	0.59	0.9%	89	Light Green
589+	Otter silt loam	0.42	0.6%	61	Yellow
814B	Rockton loam	0.08	0.1%	47	Yellow
Weighted Average				74.5	



AUCTION TERMS AND CONDITIONS:

SELLER: JCF del Carmen Farms, LLC

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>

SELLER'S ATTORNEY: James E. Goodman, Jr, Goodman Law Group, PLC

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 Dubuque 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 Dubuque 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 Goodman Law Group PLC's Trust Account. Closing: Closing will occur on or before Thursday, April 14, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of the farm will be given At Closing. Early possession will be granted to the Buyer once the 10% earnest money payment is received and proof of liability insurance is provided to Peoples Company.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Goodman Law Group PLC the required earnest money

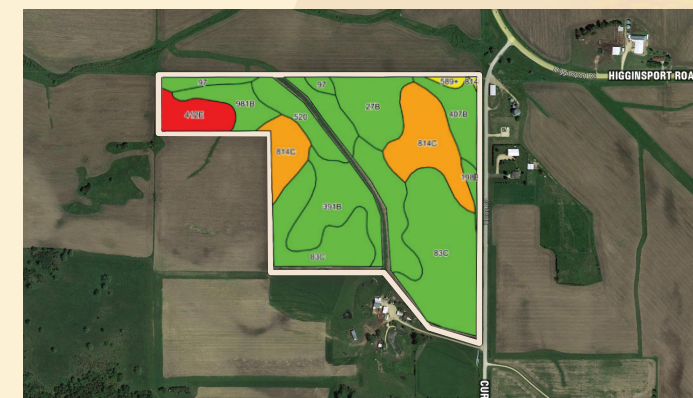
payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

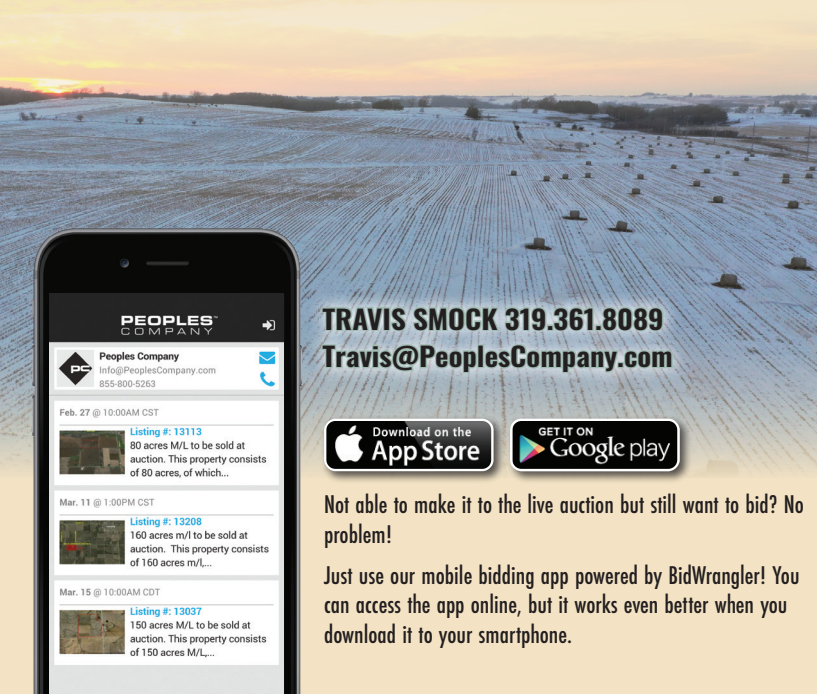
OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property including fences will be sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 own investigation of the property prior to 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 Abstract.



SCAN THE QR CODE WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE OR VISIT: PeoplesCompany.com Listing #16003



TRAVIS SMOCK 319.361.8089
Travis@PeoplesCompany.com



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 Boulevard, Ste 300
Independence, IA, 50644



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