

Hancock County, Iowa

ABSOLUTE LAND AUCTION

Thursday, November 17th, 2022 at 10:00 AM

Britt Golf Course | 2360 James Avenue | Britt, IA 50423



CHASE DUESENBERG | 641.529.0562

Chase@PeoplesCompany.com

Listing #16466

80

Acres m/l

Absolute Land Auction

Peoples Company is pleased to present 80 acres m/l of Hancock County farmland located north of Britt, Iowa. The farmland will be sold with 'No-Reserve' to the highest bidder at a live public auction on Thursday, November 17th, 2022 at 10:00 AM at the Britt Golf Course. The farm consists of 73.39 FSA cropland acres carrying a CSR2 of 47.8. Although this tract has a below-average CSR2, do not be discouraged, this farm is still a high producer. The primary soil types on this farm include Wadena Loam and Biscay Clay Loam with the farmland acres being designated as NHEL (Non-Highly Erodible Land). Located in County Drainage District No. 114, there is more than ample drainage on this farm out-letting to the east into an open ditch.

The tract has great access on paved 290th Street / Co Rd B20 with several competing grain marketing options located nearby. The farm lease has been terminated and farming rights will be available for the upcoming 2023 crop season. The property is located in Section 29 of Crystal Township in Hancock County, Iowa.



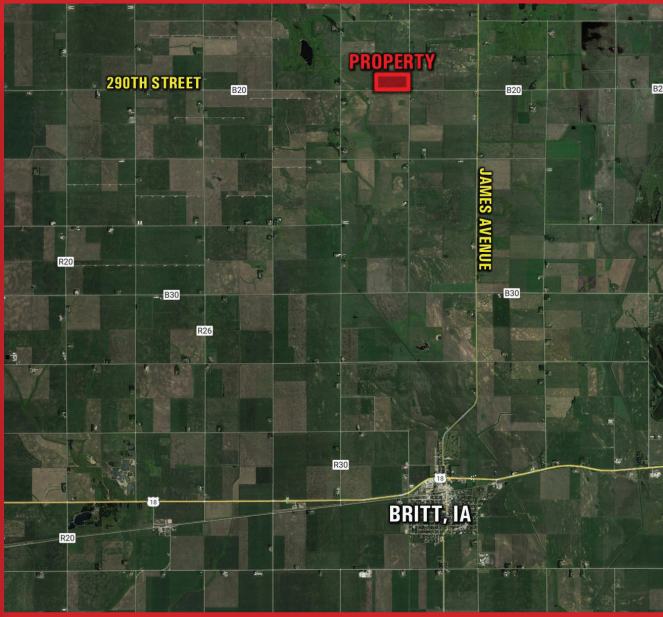
80

Acres m/l



FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM | LISTING #16466





DIRECTIONS

From Britt, Iowa: Travel north out of town on James Avenue for 5.5 miles until reaching 290th Street / Co Rd B20. Turn left (west) on 290th Street / Co Rd B20 for 1 mile and the property will be on the right (north) side of the road marked with a Peoples Company sign.

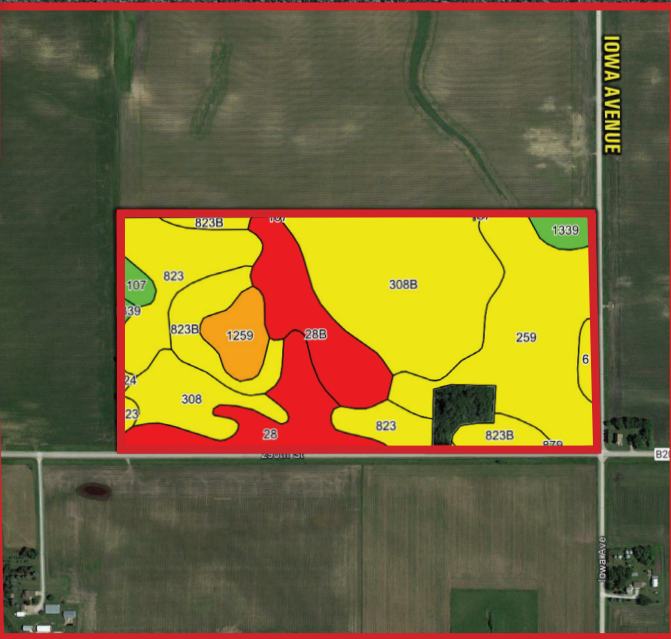
Thursday, November 17th, 2022

10:00 AM



Britt Golf Course

2360 James Avenue | Britt, IA 50423



TILLABLE SOILS MAP

| Code | Soil Description | Acres | Percent | Legend | CSR2 |
|------|----------------------|-------|---------|--------|------|
| 308B | Wadena loam | 17.26 | 23.5% | | 52 |
| 259 | Biscay clay loam | 15.33 | 20.9% | | 52 |
| 823 | Ridgeport sandy loam | 9.40 | 12.8% | | 56 |
| 28B | Dickman sandy loam | 7.39 | 10.1% | | 20 |
| 28 | Dickman sandy loam | 6.61 | 9.0% | | 59 |
| 823B | Ridgeport sandy loam | 6.50 | 8.9% | | 51 |
| 308 | Wadena loam | 4.80 | 6.5% | | 36 |
| 1259 | Biscay clay loam | 2.81 | 3.8% | | 59 |
| 1339 | Truman silt loam | 1.49 | 2.0% | | 99 |

WEIGHTED AVERAGE 47.8

ONLINE BIDDING AVAILABLE

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.



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| NOVEMBER | | | | | | |
|----------|-----|-----|-----|-----|-----|-----|
| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |



Scan me

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AUCTION TERMS & CONDITIONS

Sellers: Estate of Della Mae McCroskey ETAL - Attn: Kyle Walker as Referee

Online Bidding: Register to bid at <http://peoplescompany.bidwangler.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 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 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 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 Laird Law Firm Trust Account.

Closing: Closing will occur on or before Friday, December 23rd, 2022. 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 is open for the 2023 cropping 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.

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 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 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 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 the Abstract.