



# CLINTON COUNTY

## NO RESERVE LAND AUCTION

Listing #16604 | 230th Avenue, Delmar, IA 52037

Sellers:



Community Foundation of  
**Jackson County**  
An affiliate of the Community Foundation  
of Greater Dubuque



**80**  
ACRES M/L

150TH STREET

230TH AVENUE

MARCH  
**1**  
Wed

**Auction Details:**  
Wednesday, March 1st, 2023  
at 10:00 AM

**Auction Location:**  
Americinn by Wyndham - Maquoketa  
1910 Nairn Drive  
Maquoketa, Iowa 52060



**JESSE MEYER**  
563.543.8338  
Jesse@PeoplesCompany.com

**ALAN MCNEIL**  
563.321.1125  
Alan@PeoplesCompany.com

**DOUGLAS YEGGE**  
563.320.9900  
Doug@PeoplesCompany.com





# CLINTON COUNTY

## NO RESERVE LAND AUCTION

**80**  
**ACRES M/L**



### Description

"No-Reserve" Clinton County, Iowa Land Auction – Mark your calendar for Wednesday, March 1st, 2023 at 10:00 AM at the AmeriCnn Hotel, Maquoketa, IA! Peoples Company is pleased to be representing the Community Foundation of Jackson County in the sale of 80 acres m/l, located approximately 6 miles south of Maquoketa, and approximately 10 miles to the north of DeWitt, Iowa, only 0.5 miles west of US Highway 61. This farm is mostly tillable with 74.27 FSA cropland acres carrying a CSR2 of 78.2 and the primary soil types being Colo-Ely complex, Downs silt loam, and Tama silt loam. The lease has been terminated and the farm will be open to farm for the 2023 cropping season. The sellers will grant early possession to the buyer(s) upon deposit of earnest money check and proof of liability insurance.

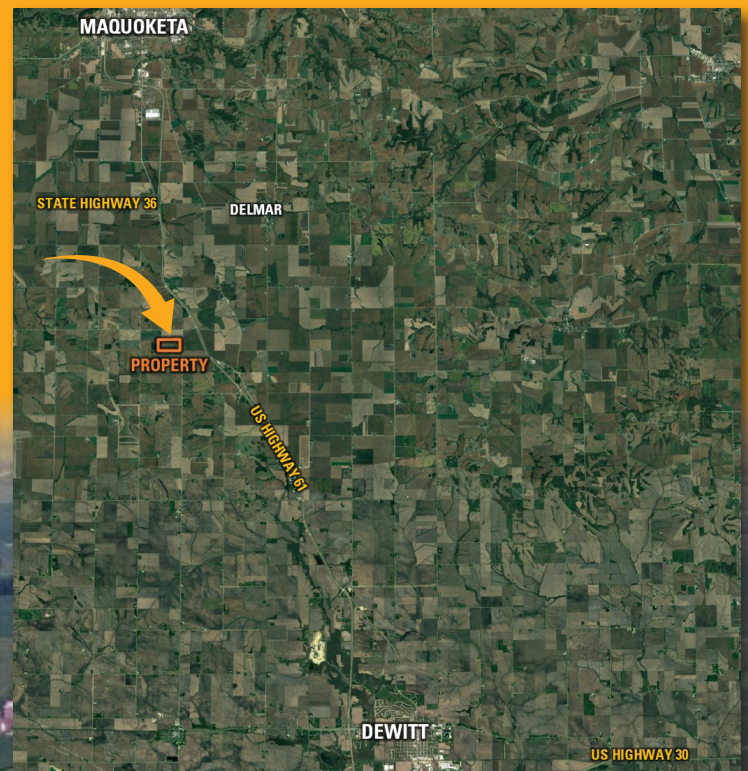
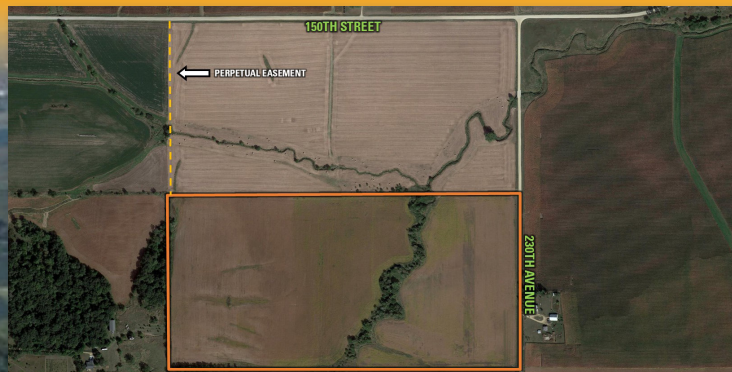
Situated in the heart of a prime farmland ownership area with ethanol plants, the Mississippi River, and grain markets all less than an hour away. The farm can be found on 230th Avenue in Section 31 of Bloomfield Township, Clinton County, Iowa.

This farmland would make for a great add-on to an existing farming operation or an investment for the Buyer looking to diversify their portfolio. The single tract will be offered with "No Reserve" on a price per acre basis via Public Auction and will take place on March 1st, 2023 at 10:00 AM at the AmeriCnn Hotel in Maquoketa, Iowa. Interested parties will be able to bid in-person or online using the Peoples Company bidding app.

### Directions

From Maquoketa, travel south on Highway 61 for approximately 6.4 miles, then turn right/west on 150th Street for 0.3 of a mile, then turn left/south on 230th Avenue for 0.3 miles where the farm will be situated on the right/west side of the road.

From DeWitt at the US Highway 61/30 interchange, travel north on Highway 61 for approximately 10 miles, then turn left/west on 150th Street for 0.3 miles, then turn left/south on 230th Avenue for 0.3 miles where the farm will be situated on the right/west side of the road.

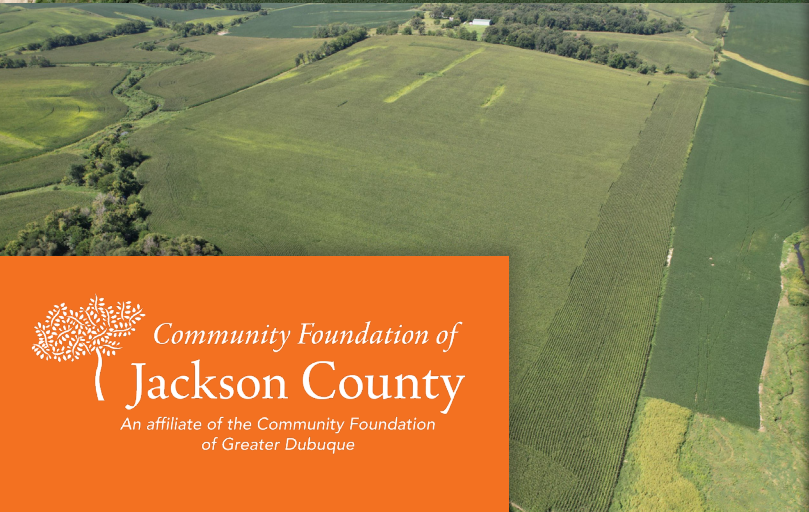


**Since 2001, the Community Foundation of Jackson County has carefully stewarded a gift of farmland from the Hughes family of Jackson County.** For two decades, income from the farm has supported scholarships, churches, the Salvation Army and the Community Foundation. The family asked the Foundation to hold the land for at least 10 years. Now, after more than 20 years of operating the farm, the Foundation board has decided to sell the land and invest in an endowment, which will payout significantly more to benefit [the Hughes' passions for] the community for generations to come.

**JESSE MEYER**  
563.543.8338  
Jesse@PeoplesCompany.com

**ALAN MCNEIL**  
563.321.1125  
Alan@PeoplesCompany.com

**DOUGLAS YEGGE**  
563.320.9900  
Doug@PeoplesCompany.com



**Seller:** Community Foundation of Jackson County (Locally known as the Hughes Farm)

**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 with "No-Reserve" on a price-per-acre basis to the High Bidder.

**Farm Program Information:** Farm Program Information is provided by the Clinton 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 Clinton County FSA and NRCS offices.

**Earnest Money Payment:** A 10% non-refundable earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Wright and Coakley Trust Account.

**Closing:** Closing will occur on or before Wednesday, April 12th, 2023. The purchase price balance will be payable at closing in the form of a wire transfer.

**Closing Attorney:** Billy B. Coakley, of Wright and Coakley Law Firm.

**Possession:** Full possession of the farm will be given at closing with early possession for row-crop purposes as soon as the earnest money has been deposited and proof of liability insurance has been provided.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Wright and Coakley Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Farm Lease:** The farm is open for the 2023 cropping season.

**Gross Taxes:** \$3,460.01

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online bidders must register a minimum of 24 hours in advance.

**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 the prior approval of the Auctioneer. All decisions of the Auctioneer are final.

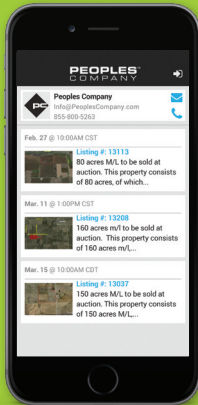
**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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 the Abstract.



700 6th Avenue  
DeWitt, IA, 52742



PeoplesCompany.com  
Listing #16604



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.



# CLINTON COUNTY

## NO RESERVE LAND AUCTION

230th Avenue, Delmar, Iowa 52037

JESSE MEYER | 563.543.8338  
Jesse@PeoplesCompany.com

ALAN MCNEIL | 563.321.1125  
Alan@PeoplesCompany.com

DOUGLAS YEGGE | 563.320.9900  
Doug@PeoplesCompany.com



SCAN THE QR CODE FOR MORE INFORMATION

# 80

ACRES M/L



**Auction Details:**  
Wednesday, March 1st, 2023  
at 10:00 AM

**Auction Location:**  
AmericInn by Wyndham - Maquoketa  
1910 Nairn Drive  
Maquoketa, Iowa 52060

