



JETTIE FAMILY FARM

153.56 SURVEYED ACRES | OFFERED IN 2 TRACTS
FRIDAY, MARCH 3RD, 2023 AT 10:00 AM

OSCEOLA COUNTY, IOWA FARMLAND AUCTION
9TH STREET CENTRE | 418 9TH STREET | SIBLEY, IOWA 51249



ANDREW ZELLMER | 712.898.5913
ANDREWZ@PEOPLES COMPANY.COM



STEVE BRUERE | 515.222.1347
STEVE@PEOPLES COMPANY.COM





JETTIE FAMILY FARM

153.56 Surveyed Acres

Offered in 2 Tracts

AUCTION LOCATION

9th Street Centre | 418 9th Street
Sibley, Iowa 51249

AUCTION DATE

Friday, March 3rd, 2023
at 10:00 AM

CONTACT

ANDREW ZELLMER | 712.898.5913
AndrewZ@PeoplesCompany.com

STEVE BRUERE 515.222.1347
Steve@PeoplesCompany.com

Peoples Company is pleased to represent the Jettie family in the sale of 153.56 surveyed acres of farmland located in Osceola County, Iowa. This farm carries a whole farm CSR2 rating of 95.2 with top-producing soil types of Primghar and Sac Silty Clay loams. Situated three miles directly east of Ashton, Iowa on the west side of County Highway L40/Pierce Avenue in Section 18 of Geoway Township, Osceola County, Iowa.

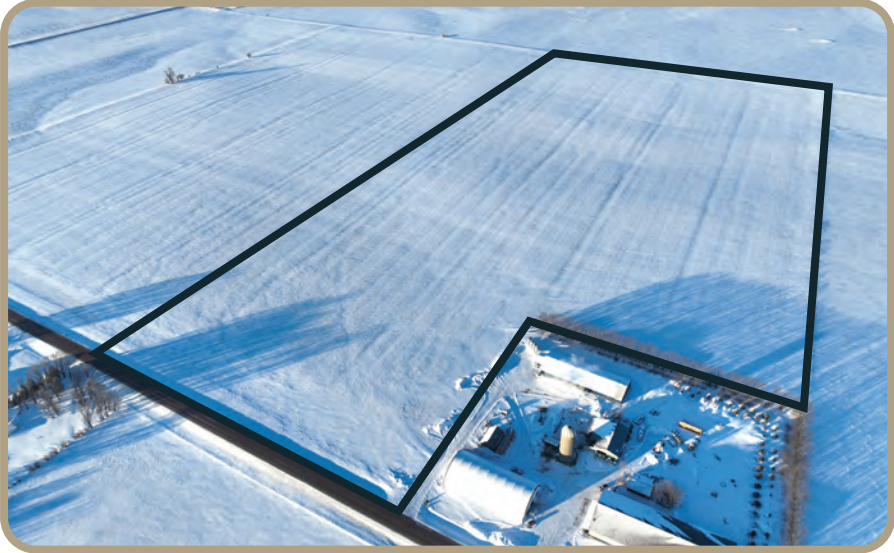
Tract 1: 72.92 surveyed acres, estimated 72.5 FSA NHEL cropland acres, CSR2 soil rating of 94.8.

Tract 2: 80.64 surveyed acres, estimated 79 FSA NHEL cropland acres, CSR2 soil rating of 95.6.

These highly-tillable Osceola County, Iowa farmland tracts will be offered via the "Buyer's Choice" method on a price per acre basis at a public auction at the 9th Street Centre in Sibley, Iowa. The high bidder can take, in any order, one or both tracts for their high bid, and auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. These two premier Osceola County tracts carry above-county CSR2 soil ratings (CSR2 soil rating of 94.8 and 95.6) compared to the Osceola County, Iowa average of 86. These farms would make for a great addition to an existing farming operation or a great investment for the Buyer looking to own some of the world's highest-quality farmland. The lease has been terminated and the farms are open for the 2023 cropping season. Buyer will be responsible to construct a driveway at their expense.



94.8
CSR2



Acres

72.92 surveyed acres

Tillable Acres

estimated 72.5 FSA cropland acres

Net Taxes

\$2,296.00

Tract 1 includes 72.92 surveyed acres with an estimated 72.5 FSA cropland acres carrying a CSR2 rating of 94.8. The soil types on this farm are some of the best in Iowa, including Sac silty clay loam and Primghar silty clay loam. The farmland tract is available for the 2023 cropping season. Buyers will be responsible to construct a driveway at their expense. The permit for the driveway will be obtained and paid for by the sellers.

TILLABLE SOILS MAP

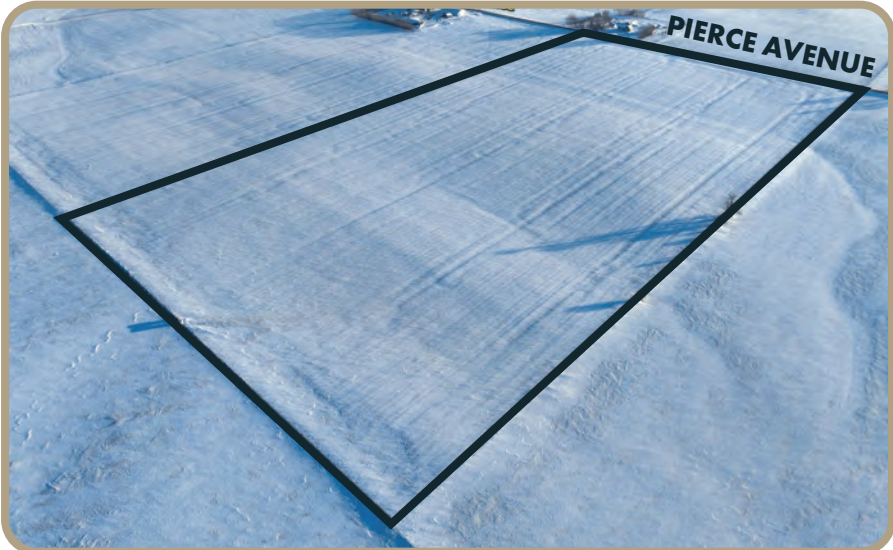
Code	Soil Description	Acres	Percent	Legend	CSR2
77B	Sac silty clay loam	34.79	48.0%		95
91B	Primghar silty clay loam	27.19	37.5%		95
77B2	Sac silty clay loam	8.73	12.0%		92
91	Primghar silty clay loam	1.79	2.5%		100

WEIGHTED AVERAGE 94.8





95.6
CSR2



Acres

80.64 surveyed acres

Tillable Acres

estimated 79 FSA cropland acres

Net Taxes

\$2,538.00

Tract 2 includes 80.64 surveyed acres including an estimated 79 FSA cropland acres carrying a CSR2 rating of 95.6. The soil types on this farm are some of the best in Iowa, including Sac silty clay loam, Primghar silty clay loam, Marcus silty clay loam, and Galva silty clay loam. This farmland tract is open for the 2023 cropping season. Buyers will be responsible to construct a driveway at their expense. The permit for the driveway will be obtained and paid for by the sellers.

TILLABLE SOILS MAP

	Soil Description	Acres	Percent	Legend	CSR2
77B	Sac silty clay loam	48.40	61.3%		95
91B	Primghar silty clay loam	15.98	20.2%		95
91	Primghar silty clay loam	9.22	11.7%		100
92	Marcus silty clay loam	4.80	6.1%		94
310	Galva silty clay loam	0.60	0.8%		100

WEIGHTED AVERAGE 95.6



AUCTION TERMS & CONDITIONS

Seller: Jettie Family

Attorney for Sellers: Michael R. Bovee
Montgomery, Barry, Bovee, & Davis, LLP

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 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 two tracts will be offered via Public Auction and will take place at 10:00 AM at the 9th Street Centre in Sibley, Iowa. The two farmland tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 72.92 Surveyed Acres
Tract 2: 80.64 Surveyed Acres

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Osceola County Farm Service Agency. 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 Osceola 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 at Montgomery, Barry, Bovee & Davis.

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

Possession: Possession is negotiable. Contact the listing agent for details.

Farm Lease: The properties are open for the 2023 farm year.

Survey: Property has been surveyed and the Seller will pay to mark the boundary between Tracts 1 and 2 if they sell separately. No additional surveying or staking will be completed by the Seller.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Montgomery, Barry, Bovee, & Davis, LLP the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing. A copy of the real estate contract to be executed by the seller and the buyer following the completion of the auction is available for inspection at the office of Peoples Company. This real estate contract contains the final terms and conditions for the real estate and is not subject to change following the completion of the auction.

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.

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. 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. 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. Sellers reserve the right to reject any and all bids at the auction.

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. The permit for the driveway will be obtained and paid for by the sellers.

Online Bidding

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 smart phone.





12119 Stratford Drive
Clive, IA 50325
Listing # 16626 | PeoplesCompany.com



◀ **SCAN FOR
MORE INFO**

ANDREW ZELLMER | 712.898.5913
ANDREWZ@PEOPLES COMPANY.COM

STEVE BRUERE | 515.222.1347
STEVE@PEOPLES COMPANY.COM

OSCEOLA COUNTY, IOWA FARMLAND AUCTION

153.56 SURVEYED ACRES | OFFERED IN 2 TRACTS

FRIDAY, MARCH 3RD, 2023 AT 10:00 AM

DIRECTIONS

From Ashton, Iowa: Travel east on 230th Street for approximately 3 miles until reaching County Highway L40 / Pierce Avenue. Turn right on County Highway L40 / Pierce Avenue for 0.5 miles. The farms are located on the west side of the road. Look for the Peoples Company signs.

