

# *Wright County* **Land Auction**

**145**  
*Acres M/L*



*Wednesday, October 12, 2016, 10:00 am*

**Heartland Museum | 119 9th Street SW | Clarion, IA 50525**



**Jeffrey T. Obrecht**  
515.689.1648  
JObrecht@PeoplesCompany.com  
Iowa Falls, Iowa

*the*  
**DIRT**  
*Dealer*



**Eric Lonnevik**  
515.473.0278  
Eric@PeoplesCompany.com  
Norwalk, Iowa

**PC PEOPLES<sup>TM</sup>**  
**COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

**Listing #13679**



# Wright County Land Auction



**Listing #13679:** Offering 145 acres m/l of productive Wright County farmland for sale via public auction on October 12th. Farm consists of 144.27 taxable acres with approximately 119.5 tillable acres carrying a CSR of 70.3 (CSR2 of 74.7) as well as 14.23 acres currently enrolled in CRP paying \$5,174 annually and expiring in 2025. Primary soil types on the tillable acres include Canisteo, Wadena, and Clarion. Farm is located on the south side of C26/150th St in Section 32 of Norway Township.

**Legal Description:** West 14.07 acres of Part D in the Northwest Quarter (W. 14.07 acres-Part D-NW1/4); West 50 acres of the East One-Half of the Northeast Quarter (W. 50 acres E1/2 NE1/4); West One-Half of the Northeast Quarter (W1/2 NE1/4) all in Section Thirty-two (32), Township Ninety-three (93) North, Range Twenty-five (25), West of the 5th P.M. Wright County, Iowa. Please refer to abstract for exact legal description. There is also an easement for egress and ingress for this property recorded on 11-18-2004.

**Directions:** From Clarion, Iowa, go west on State Highway 3 to County Blacktop R-33. Then north on R-33 to 150th Street/C26. Then go east on 150th Street/C26 for a half mile. Please watch for Peoples Company signs.

**Farm Lease:** The subject farm is currently cash rented with the seller retaining 100% of the cash rent for 2016. Lease for 2017 will be terminated prior to the auction.

For more information please visit our website:  
**[www.PeoplesCompany.com](http://www.PeoplesCompany.com)**

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## Terms & Conditions

**Sale Method:** The property will be offered as one individual tract of 145 acres m/l.

**Taxes:** \$3,298 annually. Taxes will be prorated to the date of closing.

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**Earnest Payment:** A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held by Barker, McNeal, Wiese and Holt Law Office Trust Account.

**Closing:** Closing will occur on or about Tuesday, November 15, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights. Full possession will be given on March 1, 2017.

**Contract & Title:** Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest 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 the auction company and receive a bidder's number in order to bid at the auction.

**Seller:** Lee Family Trust

**Attorney:** Mike Holt

**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 or guarantees, expressed or implied, made by the Auctioneer or Seller. All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.

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 on auction day by the Auctioneer will take precedence over any previous 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 description in the marketing material should not be used in legal documents. Full legal description will be taken from abstract.

## Listing Agents

**Jeffrey T. Obrecht: 515.689.1648**  
**[JObrecht@PeoplesCompany.com](mailto:JObrecht@PeoplesCompany.com)**

**Eric Lonnevik: 515.473.0278**  
**[Eric@PeoplesCompany.com](mailto:Eric@PeoplesCompany.com)**












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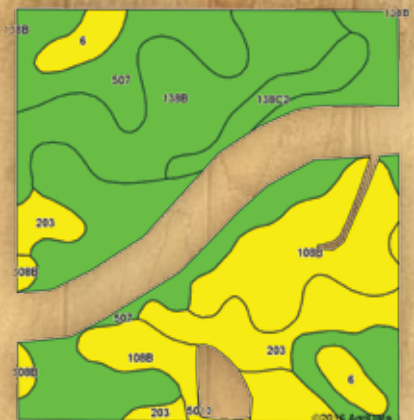
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23/30	24/31	25	26	27	28	29

**Peoples Company**  
12119 Stratford Dr, Ste B  
Clive, IA 50325

**10:00 AM**  
**Heartland Museum**  
**119 9th Street SW**  
**Clarion, IA 50525**

## Tillable Soils - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2	CSR
507	Canisteo clay loam	47.82	40.0%		llw	84	78
108B	Wadena loam	25.24	21.1%		lle	55	49
138B	Clarion loam	21.52	18.0%		lle	89	80
203	Cylinder loam	13.06	10.9%		lls	60	76
138C2	Clarion loam	5.37	4.5%		llle	83	63
6	Okoboji silty clay loam	5.22	4.4%		lllw	59	57
308B	Wadena loam	1.27	1.1%		lle	55	65
<b>Weighted Average</b>						<b>74.7</b>	<b>70.3</b>



### Farm Program Information:

Cropland - 134.54 Acres

Corn - 68.47 base acres with a PLC Yield of 155

Beans - 48.68 base acres with a PLC Yield of 51

This farm is classified as Non-Highly Erodible Land. No Wetlands Determination is complete at this time. This property is presently enrolled in ARC-County.

## Listing Agents

For more information please contact a listing agent or visit our website: [www.PeoplesCompany.com](http://www.PeoplesCompany.com)



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