

PeoplesCompany.com • Auction #15678

# LAND AUCTION



**FREMONT COUNTY, IOWA**

**OCTOBER 20TH, 2021**

**AT 10:00 AM**

**Hirschberg  
Revocable Trust**

**247.99 TOTAL ACRES M/L**

**OFFERED AS TWO SEPARATE TRACTS**



**CONTACT: Matt Adams 515.423.9235 or Nic Smith 402.210.4194**

PRESENTED BY: Peoples Company

REPRESENTING: Hirschberg Revocable Trust • PRESENTED BY: Peoples Company



# LAND AUCTION



PRESENTED BY PEOPLES COMPANY

Peoples Company is pleased to be representing the Hirschberg Revocable Trust in the sale of 247.99 total acres m/l in north central Fremont County, Iowa. Located along U.S. Highway 275 between the towns of Tabor and Sidney, Iowa, this farmland has been a long-standing heirloom of the Hirschberg family. **Originally homesteaded in 1853, this Heritage Farm will be made available for sale to the public after 168 years of family ownership.**

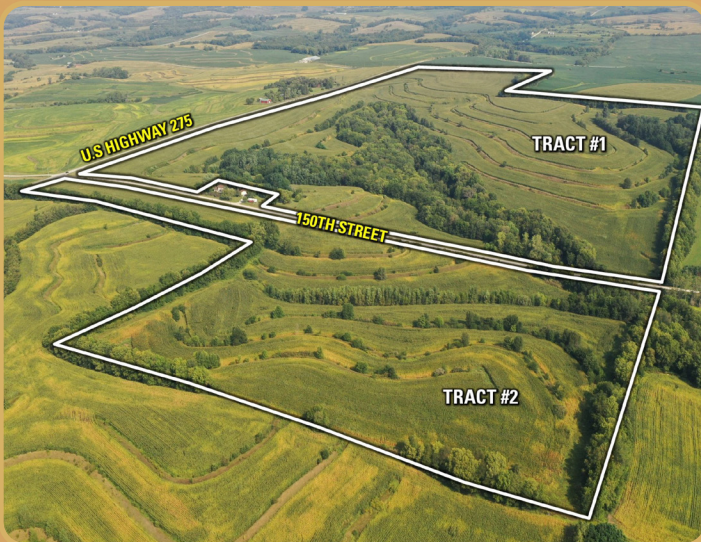
Located in a strong farming community, these tracts would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The entire farm includes 196.65 FSA cropland acres with an overall CSR2 soil rating of 76.2. Improvements include several terraces and grassed waterways that prevent erosion and slows the flow of water leaving the farm. There are several competing grain marketing options located nearby including Heartland Coop in Sidney, Iowa, Green Plains ethanol plant in Shenandoah, Iowa, Bartlett Grain Company in

Hamburg, Iowa, and Gavilon Grain in Nebraska City, Nebraska. Both farmland tracts have immediate access to paved road U.S. Highway 275 and are found within Sections 27 and 34 of Green Township.

**Tract 1: 197.99 Acres M/L**

**Tract 2: 50.00 Acres M/L**

The farmland will be offered via public auction as two individual tracts via the "Buyer's Choice" auction method through a live in-person auction as well as a virtual live online auction option. Online bidding is available as well. The auction will take place at 10:00 AM at Fremont County Fairgrounds - McElroy Building, 1004 Legion Park Road, Sidney, Iowa 51652. With the "Buyers Choice" auction method the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion the auction.



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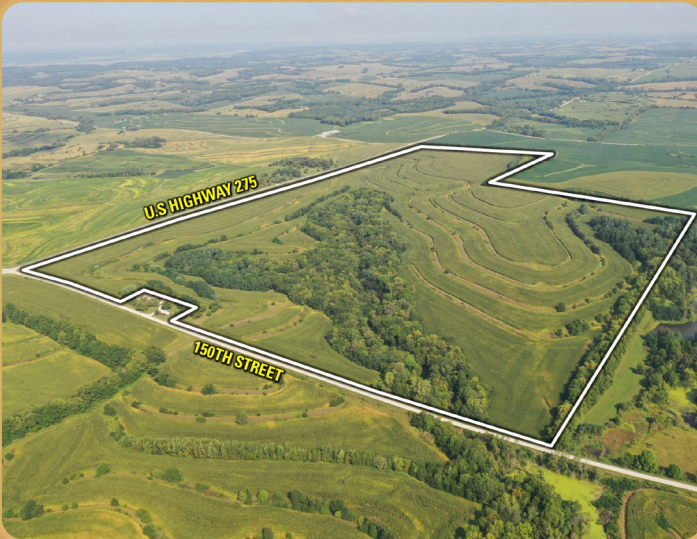




# TRACT 1: 197.99



ACRES M/L



Tract 1 consists of a total of 197.99 acres m/l with 158.68 FSA cropland acres, which includes 13.38 acres of terraces and a CSR2 value of 78.6. The planted acres for 2021 (per FSA-578 form) are 145.30 acres. The primary soil types include Monona silt loam, Marshall silty clay loam, and Napier silt loam.

This farmland tract is located within Section 27 of Green Township, Fremont County, Iowa.

FSA Cropland Acres: 158.68, including 13.38 acres of terraces

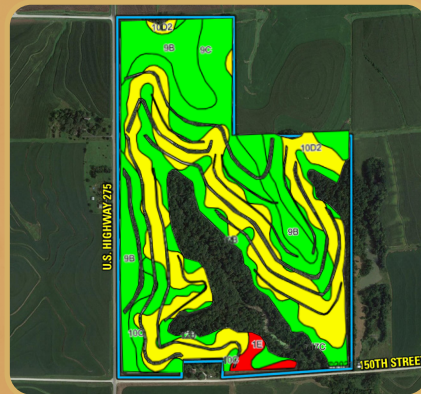
Estimated Base Acres: 152.75

Corn: 82.14 base acres with a PLC Yield of 113

Soybeans: 70.60 base acres with a PLC Yield of 34

Farm is enrolled in ARC-CO for Soybeans and PLC for Corn

Code	Soil Description	Acres	% of Field	CSR2	
10D2	Monona silt loam	55.59	38.3%	60	
9C	Marshall silty clay loam	32.06	22.1%	89	
9B	Marshall silty clay loam	29.67	20.4%	95	
12B	Napier silt loam	19.85	13.7%	93	
10C	Monona silt loam	5.66	3.9%	89	
1E	Ida silt loam	2.47	1.7%	25	
Weighted Average				78.6	



*\*Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Fremont County FSA office.*



## DIRECTIONS TO PROPERTY:

### FROM SIDNEY, IOWA:

Travel north out of town on U.S. Highway 275 for approximately 5.50 miles and turn right (east) onto 150th Street. The farm are located northeast (Tract 1) and southeast (Tract 2) of the intersection of U.S. Highway 275 and 150th Street. Look for the Peoples Company signs.





# TRACT 2: 50.00



ACRES M / L



Tract 2 consists of a total of 50 acres m/l with 37.97 FSA cropland acres, which includes 2.13 acres of terraces and a CSR2 value of 68.4. The planted acres for 2021 (per FSA-578 form) are 35.84 acres. The primary soil types include Monona silt loam, Napier silt loam, and Marshall silty clay loam. This farmland tract is located within the Northwest Quarter of Section 34 of Green Township, Fremont County, Iowa.

FSA Cropland Acres: 37.97, including 2.13 acres of terraces

Estimated Base Acres: 36.55

Corn: 19.66 base acres with a PLC Yield of 113

Soybeans: 16.90 base acres with a PLC Yield of 34

Farm is enrolled in ARC-CO for Soybeans and PLC for Corn

*\*Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Fremont County FSA office.*

Code	Soil Description	Acres	% of Field	CSR2	
10E2	Monona silt loam	12.13	33.8%	45	
12B	Napier silt loam	6.04	16.9%	93	
9B	Marshall silty clay loam	4.68	13.1%	95	
9C	Marshall silty clay loam	4.44	12.4%	89	
10C	Monona silt loam	3.45	9.6%	89	
1E	Ida silt loam	2.79	7.8%	25	
717C	Napier-Gullied land complex	2.31	6.4%	55	
<b>Weighted Average</b>				<b>68.4</b>	



## AUCTION LOCATION:

### LIVE IN-PERSON:

Fremont County Fairgrounds  
McElroy Building  
1004 Legion Park Rd.  
Sidney, IA 51652

### OR BID ONLINE:

PeoplesCompany.com  
Auction #15678

**WEDNESDAY, OCTOBER 20TH, 2021  
AT 10:00 AM**



# AUCTION DETAILS



**Fremont County Land Auction • 247.99 Acres M/L Offered in Two Tracts  
Wednesday, October 20th, 2021 at 10:00 AM**

**Auction Location : Fremont County Fairgrounds • McElroy Building  
1004 Legion Park Rd. • Sidney, IA 51652**

**Seller: Hirschberg Revocable Trust**

**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 Fremont 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 Fremont 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 Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Wednesday, December 1st, 2021. 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 land will be given At Closing, Subject to Tenant's Rights.

**Farm Lease:** The farm is currently leased for the 2021 cropping season, but will be open for the 2022 cropping season.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company 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.

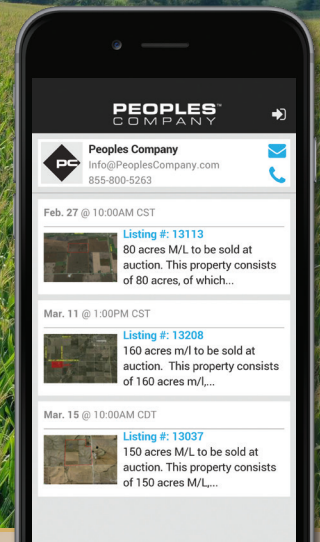
**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and 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.

**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.

**PeoplesCompany.com | Auction #15678**

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.



12119 Stratford Drive  
Suite B  
Clive, Iowa 50325  
PeoplesCompany.com



On the right is a Quick Response (QR) Code. To access the code:

1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link that appears at the top of your screen.

You are now viewing the listing on the Peoples Company website.

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REPRESENTING: Hirschberg Revocable Trust

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## 247.99 TOTAL ACRES M/L

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