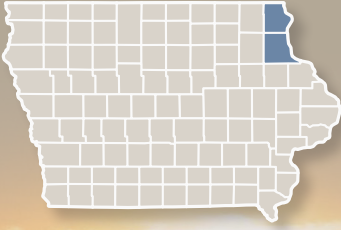
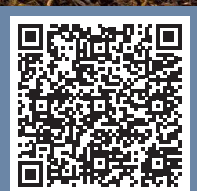
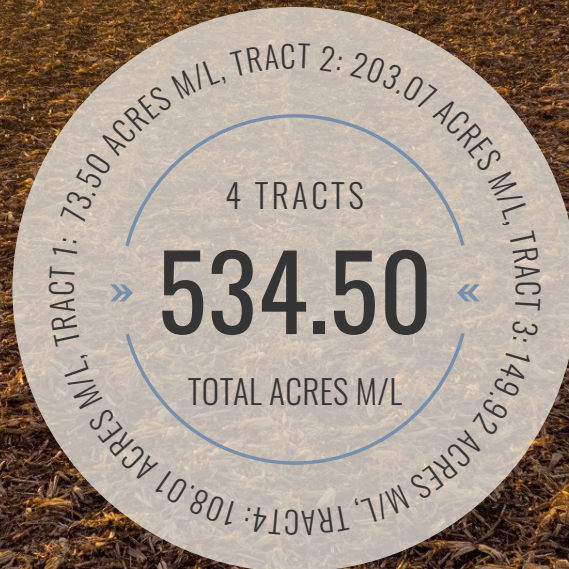


UPCOMING FARMLAND AUCTION

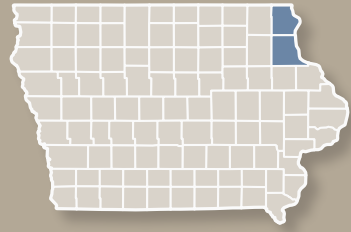


FRIDAY, APRIL 1ST, 2022 AT 10:00 AM
ALLAMAKEE & CLAYTON COUNTY

AUCTION LOCATION | LUANA SAVINGS BANK MEETING HALL | 100 HARVEST DRIVE | LUANA, IA 52156



UPCOMING FARMLAND AUCTION

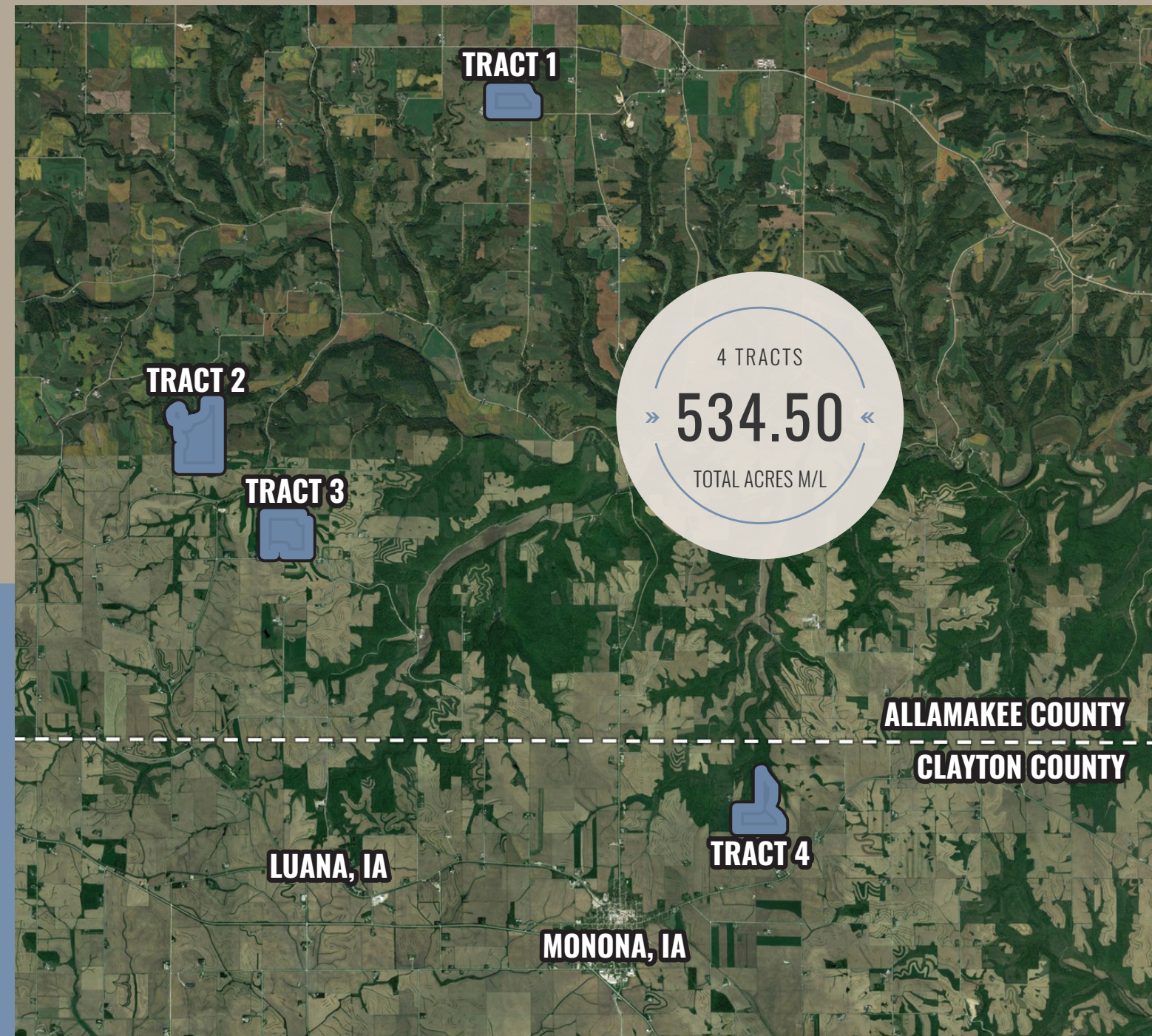


FRIDAY, APRIL 1ST, 2022 AT 10:00 AM
ALLAMAKEE & CLAYTON COUNTY

AUCTION LOCATION | LUANA SAVINGS BANK MEETING HALL | 100 HARVEST DRIVE | LUANA, IA 52156

Major Northeast Iowa Land Auction! Peoples Company is pleased to introduce an exceptional opportunity to own 534.5 acres m/l of farmland located in Allamakee and Clayton Counties. The farms will be offered in four individual tracts through the “Buyer’s Choice” auction method at 10:00 AM on Friday, April 1, 2022, at the Luana Savings Bank Meeting Hall in Luana, Iowa. These farms are made of mainly Fayette and Downs silt loams, which are exceptional soil types known to outperform their perspective CSR2 ratings. Tracts 1, 3, and 4 are a high percentage tillable for the area and Tract 2 offers an excellent blend of high quality soils and timberland. Tracts 3 and 4 offer the unique opportunity to own a highly profitable farm with added recreational value. These tracts would be great add-ons for existing farming operations or a rare opportunity for a land investor to put a large portfolio together within the area. The leases on each farm have been terminated and are open for the 2022 season. Extensive fall tillage work and fertility inputs have been applied and will be included within the sales price of each tract. Contact Agent(s) for details.

These farms will be offered via public auction as four individual tracts via the “Buyer’s Choice” auction method through a live in-person auction as well as a virtual live online auction bidding option. The auction will take place at 10:00 AM on Friday, April 1st at the Luana Savings Bank Meeting Hall - 100 Harvest Drive, Luana, Iowa 52156. With the “Buyers Choice” auction method the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion of the auction. Tracts 1-3 are located in Jefferson, Post, and Franklin Township, Allamakee County, Iowa, and Tract 4 is located in Giard Township, Clayton County, Iowa.

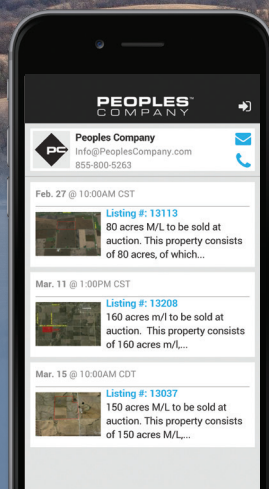


TRACT 1: 73.50 acres m/l with 67.47 FSA tillable acres carrying a CSR2 of 58.7.

TRACT 2: 203.07 acres m/l with 152.52 FSA tillable acres carrying a CSR2 of 55.7. Including 9.5 acres of pasture and 33 acres of timberland.

TRACT 3: 149.92 acres m/l with 137.69 FSA tillable acres carrying a CSR2 of 68.6.

TRACT 4: 108.01 acres m/l with 101.92 FSA tillable acres carrying a CSR2 of 30.5.



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.



CONTACT | TRAVIS SMOCK | 319.361.8089 | STEVE BRUERE | 515.222.1347

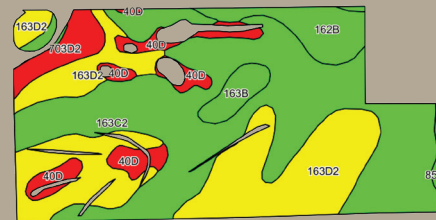
TRACT 1 » 73.50 ACRES M/L



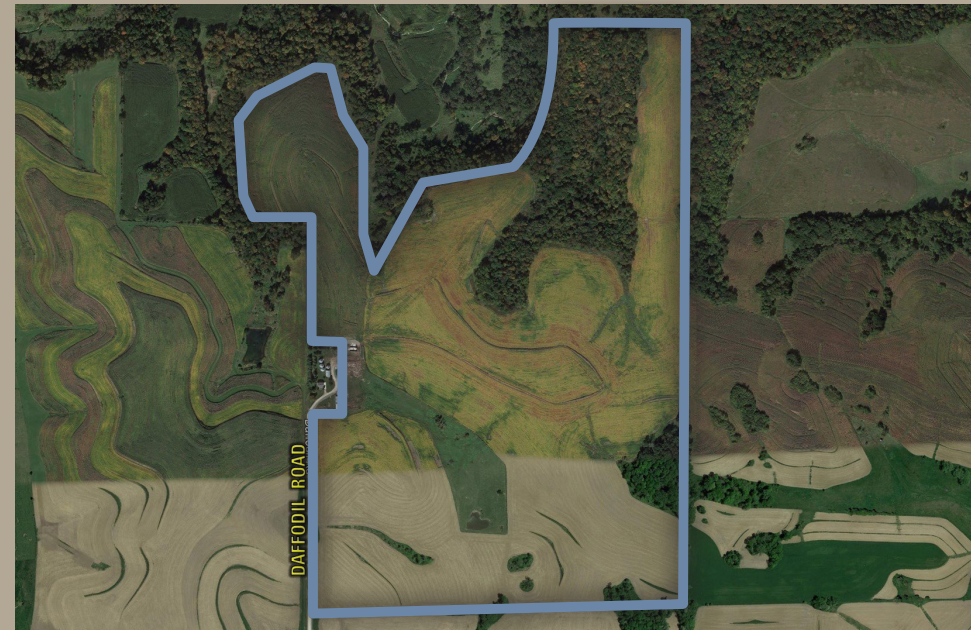
NET TAXES:
\$1,822.00

Tract one consists of 73.50 acres m/l with 67.47 FSA tillable acres carrying a CSR2 of 58.7. The primary soil type is the highly productive Fayette silt loam. Fall fertilizer, nitrogen, and rye have been applied to this tract. The farm is located southeast of Waukon, Iowa at the corner of Red School Road and Peterson Hollow Drive in Jefferson Township of Allamakee County.

Code	Soil Description	Acres	% of Field	CSR2	Legend
163C2	Fayette silt loam	32.46	48.1%	72	
163D2	Fayette silt loam	22.09	32.7%	46	
40D	Fayette silt loam	4.02	6.0%	5	
162B	Downs silt loam	3.98	5.9%	90	
703D2	Dubuque silt loam	2.49	3.7%	13	
163B	Fayette silt loam	1.83	2.7%	83	
129B	Arenzville-Chaseburg complex	0.45	0.7%	73	
85B	Eitzen silt loam	0.15	0.2%	79	
Weighted Average				58.7	



TRACT 2 » 203.07 ACRES M/L



NET TAXES:
\$4,908.00

Tract two consists of 203.07 acres m/l with 152.52 FSA tillable acres carrying a CSR2 of 55.7. The primary soil type is the highly productive Fayette silt loam. There is an additional 9.56 acres m/l currently in pasture and over 33 acres of timber creating a great recreational value-add. Fall manure, nitrogen, and rye were applied on this tract along with some fall tillage work. This farm is located northeast of Postville, Iowa at the end of Daffodil Road in Post and Jefferson Townships of Allamakee County.

Code	Soil Description	Acres	% of Field	CSR2	Legend
163D2	Fayette silt loam	64.17	42.1%	46	
163C2	Fayette silt loam	63.04	41.3%	72	
163E2	Fayette silt loam	6.43	4.2%	35	
163B	Fayette silt loam	5.94	3.9%	83	
703D2	Dubuque silt loam	2.43	1.6%	13	
163F	Fayette silt loam	2.29	1.5%	21	
40D	Fayette silt loam	1.80	1.2%	5	
129B	Arenzville-Chaseburg complex	1.69	1.1%	73	
Weighted Average				55.7	



DIRECTIONS:

From Waukon: Travel South on Highway 9 for one mile to the T intersection. At the T, travel east/southeast on Highway 76 for 4.5 miles to Red School Road. Head south on Red School Road for 1.5 miles to the intersection of Red School Road and Peterson Hollow Drive. The farm is located on the northwest corner of the intersection.

DIRECTIONS:

From Postville: Travel northeast out of town on Cherry Valley Drive for 5 miles to Daffodil Road. Head north on Daffodil Road for 0.25 miles and the farm will be located on the east side of the road.



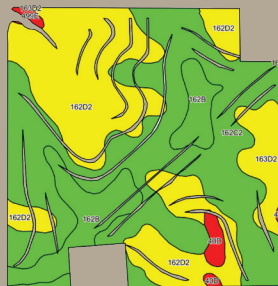
TRACT 3 » 149.92 ACRES M/L



NET TAXES:
\$5,206.00

Tract three consists of 149.92 acres m/l with 137.69 FSA tillable acres carrying a CSR2 of 68.6. The primary soil types are the highly productive Downs and Fayette silt loams. Fall tillage has been done and fertilizer, line, and rye were applied. This tract is located east of Postville, Iowa at the corner of Jackson Hollow Drive and Shady Lane Road in Jefferson Township of Allamakee County.

Code	Soil Description	Acres	% of Field	CSR2	Legend
162C2	Downs silt loam	63.91	46.4%	80	
162D2	Downs silt loam	47.30	34.4%	54	
162B	Downs silt loam	15.56	11.3%	90	
163D2	Fayette silt loam	7.99	5.8%	46	
40D	Fayette silt loam	2.32	1.7%	5	
499E	Nordness silt loam	0.61	0.4%	5	
Weighted Average				68.6	



DIRECTIONS:

From Postville: Travel northeast out of town on Cherry Valley Drive for 55 miles to Forest Mills Road Road. Head south on Forest Mills Road for 0.5 miles to Jackson Hollow Road. Turn east on Jackson Hollow Drive and the farm will be located on the north side of the road after 0.5 miles at the northwest corner of the Jackson Hollow Drive and Shady Lane Road intersection.

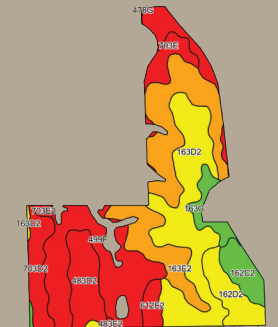
TRACT 4 » 108.01 ACRES M/L



NET TAXES:
\$1,898.00

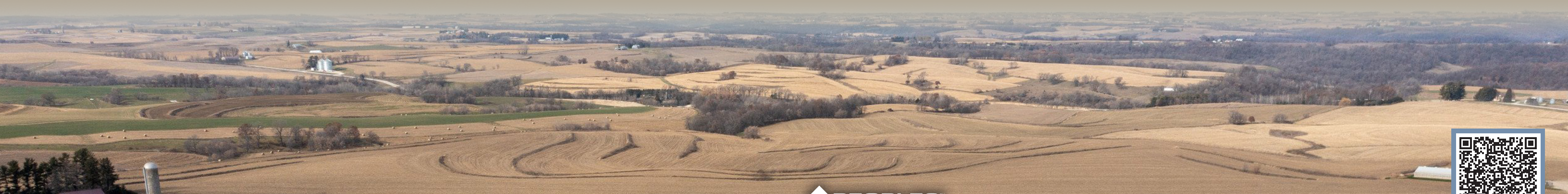
Tract four consists of 108.01 acres m/l with 101.92 FSA tillable acres carrying a CSR2 of 30.5. The primary soil types are Nordness and Fayette silt loams. These soils are known to produce an excellent crop for their prospective CSR2 values. With large blocks of timber found just north of this tract, there is an abundance of wildlife creating an opportunity to place deer blinds throughout the property and create a recreational hideaway with excellent income. Fall manure, nitrogen, and rye were applied on this farm and vertical tillage has been done. This tract is located northeast of Monona, Iowa along Golden Avenue in Giard Township of Clayton County.

Code	Soil Description	Acres	% of Field	CSR2	Legend
499F	Nordness silt loam	23.29	22.9%	5	
163E2	Fayette silt loam	23.18	22.7%	35	
163D2	Fayette silt loam	21.83	21.4%	46	
483D2	Frankville silt loam	7.56	7.4%	14	
162D2	Downs silt loam	6.08	6.0%	54	
703D2	Dubuque silt loam	5.65	5.5%	13	
162C2	Downs silt loam	4.70	4.6%	80	
703E	Dubuque silt loam	3.52	3.5%	8	
Weighted Average				30.5	



DIRECTIONS:

From Monona: Travel east on Pleasant Ridge Road for one mile to Golden Avenue. Head north on Golden Avenue for 0.5 miles and the farm will be located on the east side of the road.

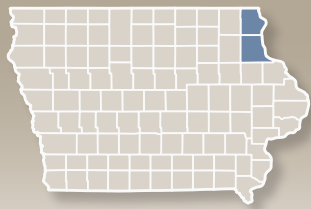


2300 Swan Lake Blvd
Ste 300,
Independence, IA 50644



SCAN THE QR CODE TO
VIEW THIS LISTING
ONLINE OR VISIT

PEOPLES COMPANY.COM
LISTING #16045



FRIDAY, APRIL 1ST, 2022 AT 10:00 AM ALLAMAKEE & CLAYTON COUNTY

AUCTION LOCATION | LUANA SAVINGS BANK MEETING HALL | 100 HARVEST DRIVE | LUANA, IA 52156

AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: All four 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, in any order, one, two, three, or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 73.50 Acres M/L | Allamakee County

Tract 2: 203.07 Acres M/L | Allamakee County

Tract 3: 149.92 Acres M/L | Allamakee County

Tract 4: 108.01 Acres M/L | Clayton County

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 Allamakee & Clayton 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 Allamakee & Clayton 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 the BrownWinick Trust Account.

Closing: Closing will occur on or before Thursday, May 5th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Seller may grant buyer early possession to the property, at Seller's sole discretion. Prior to Seller granting early possession, the buyer will be required to execute and sign a valid

lease agreement satisfactory to the Seller. The buyer will assume any and all liability and risk related to the buyer's use of the property during the early possession period. In the event the buyer does not purchase the property, the Buyer will not be entitled to receive reimbursement for any expenses.

Farm Lease: The farm is "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 BrownWinick 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.