

WEBSTER COUNTY, IOWA FARMLAND AUCTION

FRIDAY, JUNE 23RD, 2023 | 10:00 AM



**NYREN FAMILY
TRUST**



120 ACRES M/L | OFFERED IN 2 TRACTS

209 Main Restaurant

209 Main Street, Paton, IA 50217

MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com



WEBSTER COUNTY, IOWA FARMLAND AUCTION

Mark your calendar for Friday, June 23rd, 2023! Peoples Company is pleased to represent the Nyren Family Trust in the sale of 120 total acres m/l of prime Webster County, Iowa farmland. The family ownership of this farmland begins in 1920 when Carl Nyren purchased this farm shortly after his arrival to the United States from his home country Sweden. After a proud ownership period of over 100 years and the coveted Century Farm status, the Nyren farm will be publicly available for the first time in 3 generations.

The farmland is located immediately north of Lanyon, Iowa with frontage on paved County Highway D68 and in Sections 26 & 27 of Lost Grove Township. Of the 120 total acres m/l, there are 111.75 FSA cropland acres with an average CSR2 soil rating of 73.6. The farmland will be sold as two individual tracts using the "Buyer's Choice" Auction Method where the High/Winning Bidder can elect to purchase an individual tract or both tracts.

Tract 1: 80 Acres M/L with 74.29 tillable acres carrying a CSR2 of 73.3. Tract 1 includes a MFS brand 7,500 Bushel Grain Bin equipped with a dryer and a stirator. The LP tank is owned by Star Energy. Power is supplied by Midland.

Tract 2: 40 Acres M/L with 37.46 tillable acres carrying a CSR2 of 74.1.

These tracts have been operated by a longtime local farmer under a 50/50 crop share lease which continues through the 2023 farm year. The farmland will be sold subject to the 2023 crop share lease and the Winning Bidder for each tract will assume the Landlord's share of the crop and reimburse the Seller for crop inputs that have already been paid for this year's crop. This will be paid to the Seller at Closing or otherwise agreed upon between Buyer and Seller. Please contact Listing Agent for additional information or a copy of the Crop Inputs Handout.

Tract 1 (80 Acre m/l Tract) includes 74.29 FSA cropland acres with 18.4 acres planted to corn and 55.9 acres planted to soybeans for the 2023 crop year. The total reimbursement to the Seller for this tract is \$8,660.77.

Tract 2 (40 Acre m/l Tract) includes 37.5 FSA cropland acres and is planted to corn for the 2023 crop year. The total reimbursement to the Seller for this tract is \$10,331.22.

Both of these tracts have been consistent producers with Actual Production History (APH) and Approved Yields for Tract 1 (80 Acre Tract) of 202 bushel corn yield & 58 bushel soybean yield. The Approved Yields for Tract 2 (40 Acre Tract) are 199 bushel corn yield & 55 bushel soybean yield. Located in a strong farming community, these farmland tracts would be an ideal investment for anyone looking to expand their farming operation or diversify their portfolio by owning farmland. This is a strong grain marketing area with several nearby marketing options that consist of grain co-ops and multiple ethanol plants in Ft. Dodge, Gowrie, and Grand Junction.

The Two Tracts will be offered on a price per acre basis via Public Auction and will take place on Friday, June 23rd, 2023 at 10:00 AM at the 209 Main Restaurant, 209 Main Street, Paton, IA 50217.

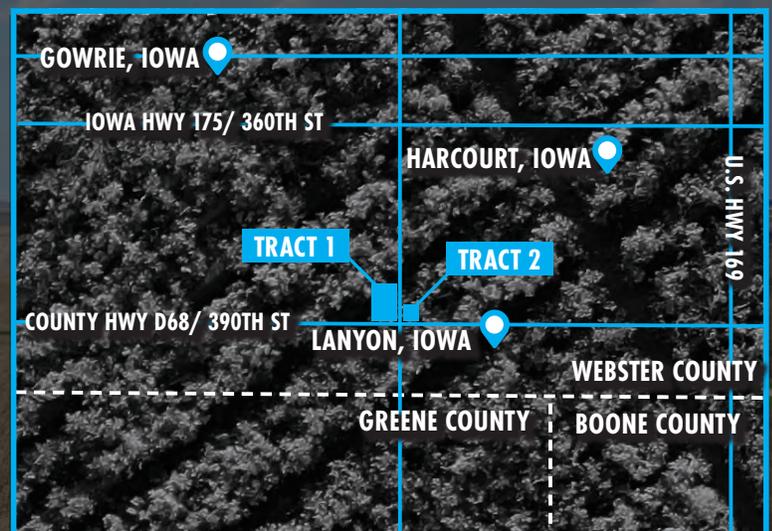
The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts have been purchased and removed from the auction. 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.

DIRECTIONS

From Harcourt, Iowa: Travel west out of town on Iowa Highway 175 for approximately 1.25 miles to Kansas Avenue. Turn left (south) and continue for approximately 3 miles where Kansas Avenue meets County Highway D68 / 390th Street. Tract 1 is located on the right (west) and Tract 2 is located on the left (east). Look for the Peoples Company signs.

CONTACT

Matt Adams | IA LIC S59699000
515.423.9235 | Matt@PeoplesCompany.com



TRACT ONE 80 ACRES M/L



TRACT 1 consists of 80 acres m/l with 74.29 FSA cropland acres and a CSR2 value of 73.3, consisting of top-producing soil types of Marna silty clay loam and Guckeen clay loam. The farmland tract is located on the northwest corner where County Highway D68 / 390th Street & Kansas Avenue intersect, making it easily accessible from both the east and south side of the farm. Additionally, the farm features a MFS brand 7,500 bushel Grain Bin equipped with a dryer and a stirator. The LP tank is owned by Star Energy. Power is supplied by Midland. Also included is a 24' x 40' storage shed located on the northern end of the farm.

Of the 74.29 FSA cropland acres, 18.4 acres planted to corn and 55.9 acres planted to soybeans for the 2023 crop year. The Approved Yields for Tract 1 (80 Acre Tract) are 202 bushel corn yield & 58 bushel soybean yield. The total reimbursement to the Seller for this tract is \$8,660.77. This highly tillable farmland tract is located within the east half of the southeast quarter of Section 27 in Lost Grove Township, Webster County, Iowa.

Crop Yields (Tract 1)		
Year	Corn (APH)	Soybeans (APH)
2013	140	38
2014	185	50
2015	193	63
2016	222	57
2017	197	59
2018	174	55
2019	187	55
2020	192	51
2021	184	65
2022	231	65
Average Yield History	191	56
Approved APH Yields	202	58



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
383	Guckeen clay loam	41.26	55.5%		69
385	HarpsOkoboji complex	13.73	18.5%		76
956	NicolletGuckeen complex	6.93	9.3%		69
1555	Clarion loam	6.14	8.3%		86
1138B	Clarion loam	3.29	4.4%		90
138C2	Clarion loam	1.53	2.1%		65
387B	Kamrar clay loam	1.24	1.7%		82
5507	Corvusobrownton complex	0.17	0.2%		61
Weighted Average					73.3

TRACT TWO 40 ACRES M/L



TRACT 2 consists of 40 acres m/l with 37.46 FSA cropland acres and a CSR2 value of 74.1, consisting of top-producing soil types of Marna silty clay loam, Brownnton silty clay loam, and Guckeen clay loam. Located on the northwest corner where County Highway D68 / 390th Street & Kansas Avenue intersect, making it easily accessible from both the west and south side of the farm.

The Approved Yields for Tract 2 (40 Acre Tract) are 199 bushel corn yield & 55 bushel soybean yield. The 37.5 FSA cropland acres are planted to corn for the 2023 crop year. The total reimbursement to the Seller for this tract is \$10,331.22. This highly tillable farmland tract is located within the southwest quarter of the southwest quarter of Section 26 in Lost Grove Township, Webster County, Iowa

Crop Yields (Tract 2)		
Year	Corn (APH)	Soybeans (APH)
2003	185	
2004		50
2005	193	
2006		52
2007	187	
2008		45
2009	174	
2010		47
2011	184	
2012		37
2013	139	
2014		50
2015	193	
2016		57
2017	197	
2018		55
2019	187	
2020		51
2021	184	
2022		65
Average Yield History	182	51
Approved APH Yields	199	55

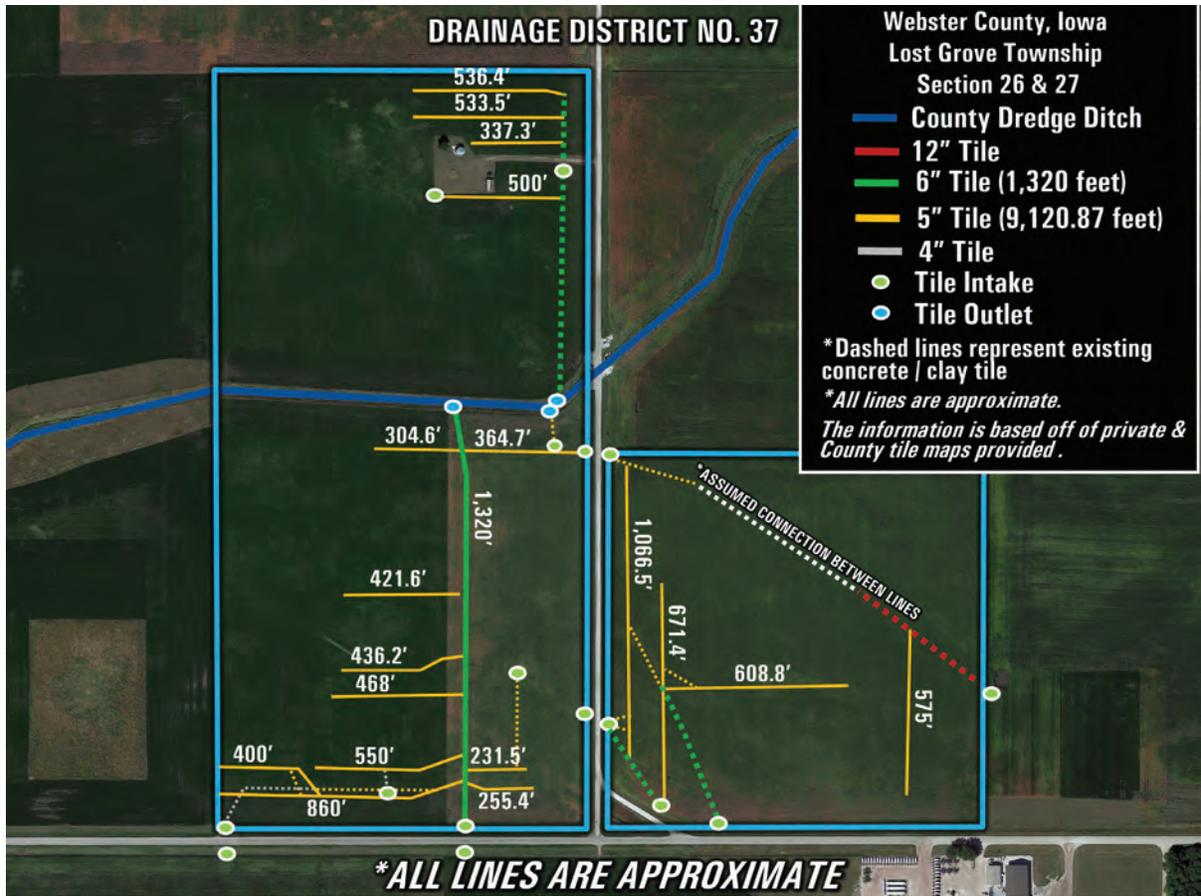


TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
383	Marna silty clay loam	14.52	38.8%	Yellow	69
1507	Brownnton silty clay loam	6.61	17.6%	Yellow	62
385	Guckeen clay loam	6.14	16.4%	Light Green	76
1138B	Clarion clay loam	4.81	12.8%	Light Green	90
387B	Kamrar clay loam	3.45	9.2%	Light Green	90
386	Cordova clay loam	1.13	3.0%	Light Green	77
138C2	Clarion loam	0.56	1.5%	Light Green	83
1555	NicolletGuckeen complex	0.24	0.6%	Light Green	86

Weighted Average CSR2: 74.1

DRAINAGE TILE MAP DISTRICT NO. 37



AUCTION TERMS & CONDITIONS

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 tracts will be offered via Public Auction and will take place at 10:00 AM at 209 Main in Paton, Iowa. The farmland tracts will be sold on a per-acre basis through the Buyer's Choice Auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Webster 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 Webster 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 Monday, August 7th, 2023. 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 leased for the 2023 cropping season under a 50/50 crop share lease. Winning Bidder / Buyer will assume Landlord's share of lease and reimburse Seller for crop inputs.

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.

Surveys: No additional surveying or staking will be provided by the Seller.

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 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 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16751

SCAN FOR
MORE DETAILS

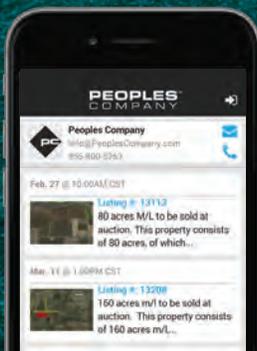


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209 MAIN RESTAURANT
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ONLINE *BIDDING* AVAILABLE

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.