

RINGGOLD COUNTY Iowa

BIDDING ENDS:

**TUESDAY, OCTOBER 15TH
2024, AT 2:00 PM**



NO RESERVE Online Only Auction | 160 ACRES M/L



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LISTING #17814
 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

RINGGOLD COUNTY

LISTING 17814 | 160 ACRES M/L | **NO RESERVE AUCTION**

Ringgold County, Iowa NO RESERVE Online Only Auction - Peoples Company proudly presents premier pastureland with exceptional amenities in Ringgold County, Iowa. This 160-acre m/l property offers multiple opportunities for agricultural & recreational pursuits alike. With fertile pasture bordered by tight, well-maintained fences, this land provides your livestock peace of mind and security. This pasture has been well cared for and will be ready for your livestock operation from day one. Thanks to the paved highways on the east & south sides, accessibility is a breeze, ensuring easy transport & convenient entry.

A vital feature of this piece is its multiple ponds scattered around the property. These ponds provide ample hydration for your livestock, improving the productivity and health of your pasture. A functional calving shed on the property adds immense value, facilitating efficient livestock management and care.

There is currently a conservation easement in a place known as the 'Grassland Reserve Program.' The new owner could utilize the farm as a fully functional pasture piece to hold livestock for full-fledged grazing capabilities or to cut hay. The easement would prohibit food plots, but it does allow hunting on the farm. All buyers should do their own due diligence on the easement to ensure it fits their vision for the farm. Contact the listing agents for more details on the conservation easement.

Beyond its agricultural possibilities, this land has all the characteristics needed to hold and sustain wildlife, making it a haven for outdoor enthusiasts and hunters. The combination of thick timber, travel corridors, and water sources create an ideal setting for hunting mature southern Iowa whitetails. This farm sets up nicely to hunt all wind directions, maximizing your chances of catching up with the world-class bucks that call southern Iowa home.

This property is not just land; it's an investment in sustainable agriculture and a gateway to nature's bounty. It is ideal for anyone seeking to cultivate a thriving livestock operation or indulge in rural life's serenity. Whether expanding your agricultural endeavors or looking for a picturesque retreat, this farm offers the flexibility and resources to fulfill your aspirations. This farm is located in Section 7 of Riley Township in Ringgold County, Iowa, at the NW intersection of County Highway J55 & P64.

The farmland tract will be offered through a NO RESERVE TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Tuesday, October 15th, 2024, at 2:00 PM Central Time Zone (CST). If you cannot bid online, accommodations can be made to participate in the auction by contacting the listing Agents.



FEATURES

- CALVING SHED.
- MULTIPLE PONDS FOR WATER SOURCES.
- HARD SURFACE ROAD ON THE SOUTH & EAST SIDE.
- PASTURE IS IN PRISTINE CONDITION.
- HUNTING AND RECREATIONAL OPPORTUNITIES.
- CONSERVATION EASEMENT IN PLACE
- NET TAXES: \$1,612.00

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DIRECTIONS

From Mount Ayr, Iowa: Travel south of town on County Highway P46 for 6 miles to County Highway J55. Turn left (east) onto County Highway J55 and continue east for 6.5 miles. The property will be to the left (north). Look for Peoples Company signs.

From Lamoni, Iowa: Travel west out of town on County Highway J55 for 9 miles to County Highway P64. The property will be to the northwest. Look for Peoples Company signs.

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12119 Stratford Drive
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PeoplesCompany.com
Listing #17814

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 a 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.

Offering Ringgold County, Iowa, farmland through a NO RESERVE TIMED ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Tuesday, October 15th, 2024, at 2:00 PM Central Time Zone (CST), with closing taking place on or before Thursday, November 21st, 2024. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account.

Possession: Possession will be given at closing. Contact the listing agents for more details.

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SELLER: T2S2 INVESTMENTS, LLC

Closing: Closing will occur on or about Thursday, November 21st, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Conservation Easement: The farm will sell with a conservation easement in place. It is the responsibility of the buyer to conduct due diligence prior to the auction.

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. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from the 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 the Abstract.

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