

LAND AUCTION | WEDNESDAY, SEPTEMBER 14TH

Calhoun County

80

ACRES
M/L

CHASE DUESENBERG
641.529.0562

Chase@PeoplesCompany.com

BRANDON BERGQUIST
515.509.5912

Brandon@PeoplesCompany.com

AUCTION LOCATION

Lohrville Emergency Services Building
701 5th Street | Lohrville, Iowa 51453



Property Info

Calhoun County, Iowa Farmland Auction - Mark your calendar for Wednesday, September 14th, 2022. Peoples Company is pleased to offer the sale of 80 acres m/l located southwest of Lohrville, Iowa. The farmland will be offered via Public Auction as one tract and will take place at 10:00 AM at the Lohrville Emergency Services Building.

The farmland consists of 63.59 FSA cropland acres carrying a CSR2 of 84.9. The soil types on this farm are some of the best in Iowa, including Clarion Loam, Nicollet Clay Loam, and Webster Clay Loam. Farmland acres are designated as NHEL (Non-Highly Erodible Land) with private tile installed. The balance of the farm consists of 15 acres m/l of pasture with fencing in place.

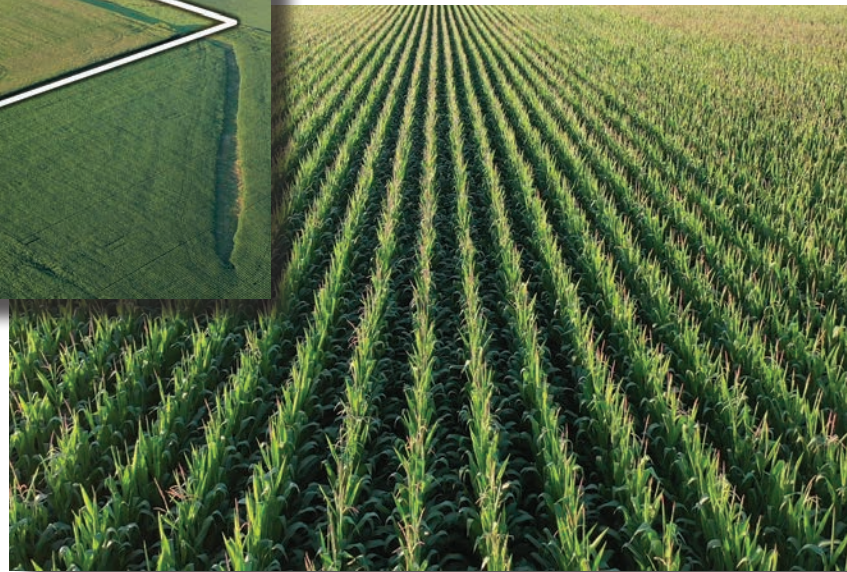
The tract has great access to State Highway 175 / Highway 4 with several competing grain marketing options located nearby. The farm lease has been terminated and farming rights will be available for the upcoming 2023 crop season. The property is located in Section 30 of Union Township in Calhoun County, Iowa.

The land auction can also be viewed through our Virtual Online Auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.



**LISTING
#16313**

**LAND AUCTION
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SEPTEMBER 14TH**



Tillable Soils

Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
138B	Clarion loam	25.32	39.8%		89
55	Nicollet clay loam	14.48	22.8%		89
138C2	Clarion loam	9.13	14.4%		83
507	Camisteo clay loam	5.66	8.9%		84
107	Webster clay loam	2.89	4.5%		86
62C2	Storden loam	2.22	3.5%		64
138D2	Clarion loam	1.69	2.7%		57
274	Rolfe silt loam	1.41	2.2%		57
135B	Coland clay loam	0.79	1.2%		69
Weighted Average					84.9



From Lohrville, Iowa: Travel west out of town for approximately 3 miles on State Highway 175 / Highway 4 until reaching Preston Avenue. Turn left (south) onto Preston Avenue for 2 miles until reaching 380th Street. Turn right (west) on 380th Street for one-half mile and the property will be on the south side of the road marked with a Peoples Company sign.



Scan the QR Code
to view listing
#16313 online

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SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com

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AUCTION TERMS AND CONDITIONS

CALHOUN COUNTY LAND AUCTION

80 Acres M/L

Wednesday, September 14th, 2022 | 10:00 AM

AUCTION LOCATION

Lohrville Emergency Services Building

701 5th Street | Lohrville, Iowa 51453

AUCTION METHOD: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Calhoun 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 Calhoun 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 check or wire transfer. All funds will be held in SettleUp Trust Account.

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 may not be fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

CONTRACT & TITLE: Immediately upon the 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.

POSSESSION: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

CLOSING: Closing will occur on or before Friday, October 28th, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

FARM LEASE: The current farm lease has been terminated. The farm will be open for the 2023 crop season.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at 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. 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. 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 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.

