

BID WRANGLER BUYER GUIDE

In an effort to create an open market for real estate auctions, Peoples Company utilizes Bid Wrangler as an online bidding platform for buyers. Bids update in real time ensuring that no buyer misses an opportunity and bids can be taken from a smart device.

Have an upcoming online auction that has peaked your interest?

Follow the directions below to create a Bid Wrangler account and to register to bid. We strongly encourage buyers to register to bid prior to the slated auction.



PEOPLES COMPANY WEBSITE

From the Peoples Company website and land listing, click the "BID NOW" or "BID ONLINE" button. You will be redirected to the Peoples Company Bid Wrangler site.

BID NOW!

BID ONLINE

TRACT 1 - DALE AVENUE, RICEVILLE, IA 50466



Attachments

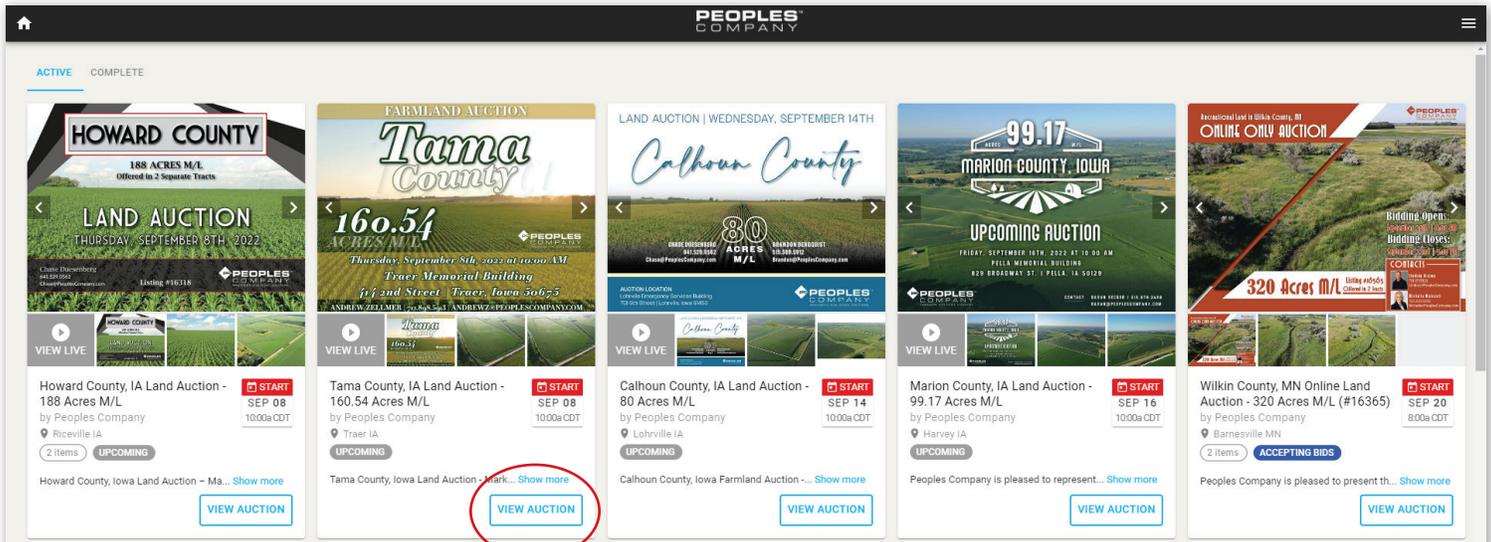
- Photos
- Bid Now!**
- FSA Map
- Total Soils Map
- Tillable Soils Map
- Tile Maps
- CRP Map
- Plat Map
- Tile Map Installed 2020

Description

Tract 1 consists of 104 acres m/l with approximately 100.19 FSA tillable acres carrying a CSR2 of 83.3. Primary soil types include Oran, Clyde, and Floyd loam. Farmland acres are designated as NHLE (Non-Highly Erodible Land) and private drainage tile has been installed.

BID WRANGLER SITE

Locate the auction of interest. Click the "VIEW AUCTION" button.



The screenshot shows a grid of auction listings on the Peoples Company website. The listings include:

- HOWARD COUNTY**: 188 ACRES M/L, Offered in 2 Separate Tracts. LAND AUCTION THURSDAY, SEPTEMBER 8TH, 2022. **VIEW AUCTION**
- Tama County**: 160.54 ACRES M/L. Thursday, September 8th, 2022 at 10:00 AM. Traver Memorial Building 1st and Street Traver, Iowa 50625. **VIEW AUCTION**
- Calhoun County**: 80 ACRES M/L. LAND AUCTION | WEDNESDAY, SEPTEMBER 14TH. **VIEW AUCTION**
- Marion County, Iowa**: 99.17 ACRES M/L. UPCOMING AUCTION. FRIDAY, SEPTEMBER 16TH, 2022 at 10:00 AM. Pella Memorial Building 828 BROADWAY ST. PELLA, IA 50219. **VIEW AUCTION**
- Wilkin County, MN Online Land Auction**: 320 Acres M/L (#16365). **VIEW AUCTION**

AUCTION PAGE

From there you will be redirected to a page specific to the auction of interest. Here you can view photos of the listing, see details on the property, terms and conditions associated with the sale, and contact information for the listing agent.

In order to participate in bidding on the property. You will need to click on "REGISTER TO BID."



If you have an existing Bid Wrangler account you will enter your email address and password to log in. If you forgot your password click on the "Forgot your password?" link and follow instructions to reset your password.

If you are new to Bid Wrangler, click on the "NO ACCOUNT? SIGN UP HERE" link at the bottom.

Sign in

Email Address

Password

[Forgot your password?](#)

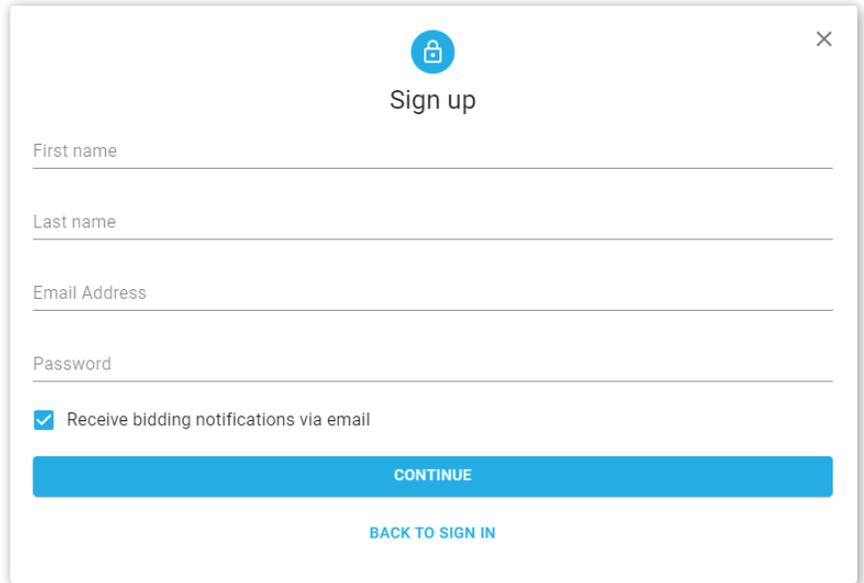
Remember me on this device

[SIGN IN](#)

[NO ACCOUNT? SIGN UP HERE](#)

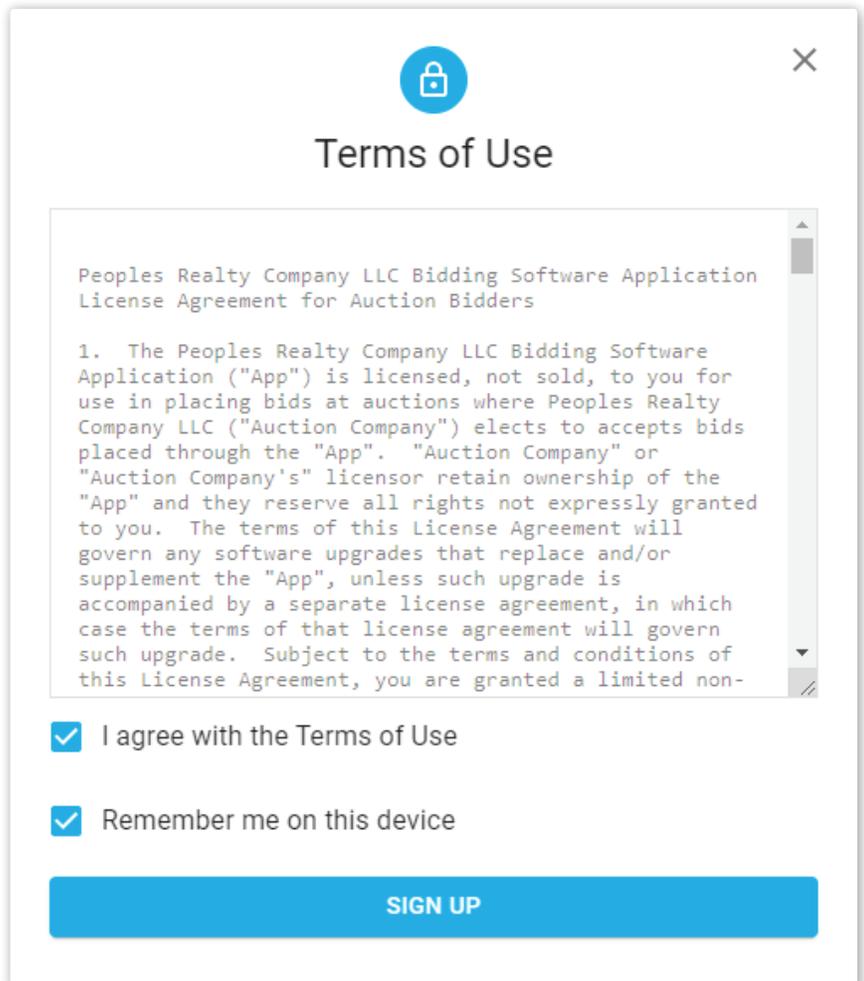


Enter your first and last name, email address, and a safe password. The application is set up to automatically send you notifications via email related to your auctions of interest.



The 'Sign up' form is a white modal window with a blue lock icon and a close button in the top right. It contains four text input fields: 'First name', 'Last name', 'Email Address', and 'Password'. Below the fields is a checked checkbox for 'Receive bidding notifications via email'. At the bottom, there is a prominent blue 'CONTINUE' button and a smaller blue link for 'BACK TO SIGN IN'.

Read through the terms of use. If you agree select the check box and click "SIGN UP."



The 'Terms of Use' form is a white modal window with a blue lock icon and a close button in the top right. It features a scrollable text area containing the title 'Peoples Realty Company LLC Bidding Software Application License Agreement for Auction Bidders' and a paragraph of terms. Below the text are two checked checkboxes: 'I agree with the Terms of Use' and 'Remember me on this device'. A blue 'SIGN UP' button is located at the bottom.



Now you have a Bid Wrangler account. However, you need to register to bid for each individual auction. Complete the required fields to fulfill registration. Click "CONTINUE."



Register to Bid

Please complete the information below in order to bid this auction

First name

Last name

Phone

Street

City State/Prov.

Postal/Zip Country

CONTINUE

CANCEL

Again you will need to agree to the specific terms and conditions of the auction of interest. Once you have read through the terms and conditions, click the check box next to "I agree with the Terms of Use" and click "REGISTER."

The Terms of Use may vary from auction to auction. Please ensure that you read these terms carefully before registering for each sale.

✕

Terms of Use

As a bidder in this auction you will be bound to the following terms and conditions.

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

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 Tama 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 Tama 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 at SettleUp.

Closing: Closing will occur on or before Thursday, October 20th, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights. Farm is open for the 2023 cropping season.

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.

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,

I agree with the Terms of Use

REGISTER

BACK

Your request to bid will need to be approved by the listing agent. In order to review the terms and conditions, you will receive a phone call from them prior to approving your request to bid.

Once your request to bid has been approved, you will receive an email notification. Click on the link in the email and navigate to the auction of interest.

On the auction landing page, you will be able to access information specific to the auction as well as see the associated tracts and current bid.

✕

Thank you!

You have successfully registered for this auction.

You will be able to bid once approved by our staff.

Please contact us here:



Peoples Company

 855-800-5263 

AuctionInfo@PeoplesCompany.com

OK



To bid on a specific tract/parcel/lot, select the "Bid \$XXX per lot button."

Or select the drop down arrow to:

- Bid the current asking price
- Enter a custom bid
- Let the system bid up to your maxbid

The auctioneer and supporting agent will be notified on the Bid Wrangler homesite with your bid and associated bid number. When another bidder has submitted a bid that exceeds yours, you can bid again by selecting the blue "Bid \$XXX" to achieve the asking bid.

If you are the winning bidder, you will receive an email notification. Soon the listing agent will be in contact with you to sign documents electronically.

Thank you for choosing to bid on our online auction platform, Bid Wrangler.

Bid \$5,000
Bid the current asking price
Bid a specific amount
Enter a custom bid
Create maxbid
Let the system bid up to your maxbid

