

Osceola County

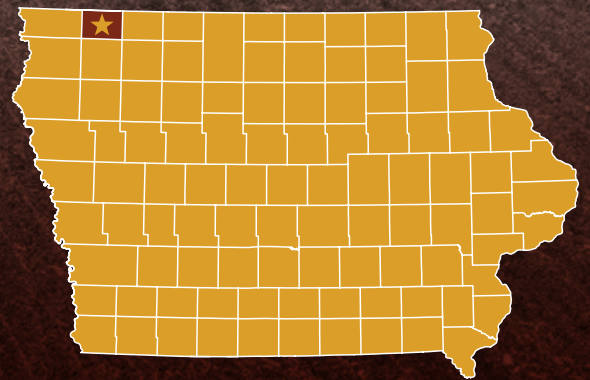
# FARMLAND AUCTION



**436.66** *Acres M/L*

*Offered in 6 Separate Tracts*

 **OSCEOLA  
COUNTY**



Thursday, April 10, 2025 at 10:00 A.M. | Listing #18154

Sibley American Legion | 817 3rd Avenue | Sibley, Iowa 51249

**Osceola County, Iowa Farmland Auction – Mark your calendars for Thursday, April 10th at 10:00 AM CST! Peoples Company is pleased to represent the Gordon and Joan Jettie Trust in the sale of 436.66 acres M/L in Osceola County, Iowa. The farm consists of six tracts of very productive, tillable farmland located near Sibley, Iowa in Osceola County, Iowa.**

The farms are leased for the 2025 season on a crop share basis. The new Buyer(s) will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. The credit for the entire 426.18 FSA Cropland Acres is \$127,854.

Tracts 1 through 4 present as a contiguous, half section comprised of 317.95 gross acres m/l located in Section 15 of East Holman Township in Osceola County, Iowa.

**Tract 1:** 80.00 acres m/l with an estimated 79.25 FSA cropland acres m/l carrying an average CSR2 soil rating of 90.3

**Tract 2:** 80.00 acres m/l with an estimated 76.81 FSA cropland acres m/l carrying an average CSR2 soil rating of 89.3

**Tract 3:** 78.98 acres m/l with an estimated 74.41 FSA cropland acres m/l carrying an average CSR2 soil rating of 89.7

**Tract 4:** 78.97 acres m/l with an estimated 78.31 FSA cropland acres m/l carrying an average CSR2 soil rating of 90.7

Tracts 5 and 6 present as a contiguous parcel comprised of 118.71 gross acres m/l located in Section 30 of Goewey Township in Osceola County, Iowa.

**Tract 5:** 39.74 acres m/l with an estimated 39.61 FSA cropland acres m/l carrying an average CSR2 soil rating of 99.2

**Tract 6:** 78.97 acres m/l with an estimated 77.79 FSA cropland acres m/l carrying an average CSR2 soil rating of 96.7

As a whole, the farm consists of 426.18 FSA cropland acres with prominent soil types of highly productive Primghar silty clay loam, Everly clay loam, and Galva silty clay loam. The farm boasts an average CSR2 soil rating of 92.1, well above the Osceola County average CSR2 soil rating of 86.3. The FSA cropland acres are certified as NHEL (Non-Highly Erodible Land). These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own large, contiguous farms in a strong farming area.

The six tracts will be offered on a price-per-acre basis using the “Buyer’s Choice” Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Wednesday, April 10th, at 10:00 AM CST at the Sibley American Legion, 817 3rd Avenue, located in Sibley, Iowa 51249. The sale can also be viewed through a Virtual Online Auction option with online bidding available.



## DIRECTIONS

**To Tracts 1-4:** From Sibley, Iowa, travel East on County Highway A22/ 170th Street for 2.5 miles. Turn right (South) on Red Wing Avenue and travel 0.5 miles. Property lies at the intersections of Red Wing Avenue and County Highway A30 and County Highway A30 and Red Wood Avenue. Look for the Peoples Company signage.

**To Tracts 5-6:** From Sheldon, Iowa, travel North on State Highway 60 for 6 miles. Turn right (East) on 260th Street. Travel East for 4 miles. Property lies at the intersection of 260th Street and Pierce Avenue. Look for the Peoples Company signage.

# AUCTION DETAILS & TERMS

## Osceola County, Iowa - Land Auction 436.66 Acres M/L (Offered in Six Tracts) Thursday, April 10th, 2025 at 10:00 AM

**Seller:** The Gordon & Joan Jettie Trust

**Representing Attorney:**

Jeff Johnson and Brianna Eaton  
Crary Huff - Sioux City, IA

**Auction Location:**

Sibley American Legion  
817 3rd Avenue  
Sibley, Iowa 51249

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

**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.

**Auction Method:** The six tracts will be offered via Public Auction and will take place at 10:00 AM at the Sibley American Legion, 817 3rd Avenue in Sibley, Iowa. The six farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two, or any combination of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option with online bidding available.

**Farm Program Information:** Farm Program Information is provided by the Osceola 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 Osceola 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 Peoples Company Trust Account.

**Closing:** Closing will occur on or before Wednesday, May 14th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

**Surveys:** Surveys for all parcels will be completed following the sale of the farms on April 10th, 2025. Final marking/posting of surveyed parcels will be completed after crop harvest, in the late fall of 2025.

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

**Showings:** Please contact Agents prior to entering the property for inspection.

**Farm Lease:** The farms are leased for the 2025 on a crop share basis. The new Buyer(s) will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. The lease has been terminated and the farms will be open for the 2026 crop season.

**Mineral Rights:** A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on the Property. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

**Improvements/Buildings/Personal Property:** All dwellings and improvements will be conveyed in their current "As is - Where is" condition. The new owner will be responsible for removing any personal property left on the premises at closing.

**Septic:** The buyer will be required to sign a binding agreement with Osceola County at Closing as part of the "Time of Transfer" requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact Agent for further details.

**Pipeline Easement:** A Birthmark RNG Origination Gas Line Easement runs along the Southern border of Tract 6. See Easement attachment document and contact the listing agents for more information.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The 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. The 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. The buyer should perform his/her investigation of the property before 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.

**ANDREW ZELLMER, ALC**  
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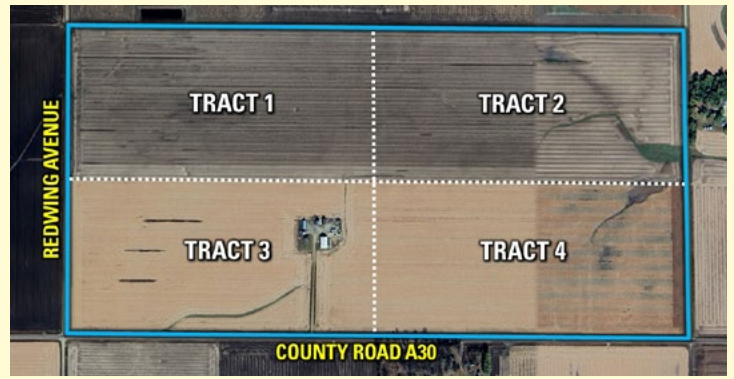
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# TRACTS 1 - 4

Tracts 1 through 4 present as a contiguous, half section comprised of 317.95 gross acres m/l located in Section 15 of East Holman Township in Osceola County, Iowa.

Should the tracts sell separately, a shared driveway agreement will be created for the driveway between Tract 1 and Tract 3 with access from Red Wing Avenue and/or an agreement will be created for the driveway between Tract 2 and Tract 4 with access from Red Wood Avenue.



**TRACT 1** consists of 80.00 acres m/l with an estimated 79.25 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 90.3, well above the Osceola County average CSR2 soil rating of 86.3. This tract carries primary soil types of Everly clay loam, Wilmonton silty clay loam, and Letri silty clay loam with the cropland acres classified as NHEL (Non-Highly Erodible Land).

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 1 approximate credit is \$23,775.



## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
■ 577B	Everly clay loam	45.76	57.74%	90
■ 456	Wilmonton silty clay loam	25.44	32.10%	91
■ 397	Letri silty clay loam	8.05	10.16%	90

**WEIGHTED AVERAGE 90.3**



**TRACT 2** consists of 80.00 acres m/l with an estimated 76.81 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 89.3, well above the Osceola County average CSR2 soil rating of 86.3. This tract carries primary soil types of Everly clay loam, Wilmonton silty clay loam, and Letri silty clay loam with the cropland acres classified as NHEL (Non-Highly Erodible Land).

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 2 approximate credit is \$23,043.



## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
■ 577B	Everly clay loam	24.52	31.92%	90
■ 456	Wilmonton silty clay loam	16.39	21.34%	91
■ 397	Letri silty clay loam	12.45	16.21%	90
■ 107	Webster clay loam	7.90	10.29%	86
■ 138B	Clarion loam	7.70	10.02%	89
■ 55	Nicollet clay loam	6.19	8.06%	89
■ 638C2	Clarion-Storden complex	1.58	2.06%	75
■ 577C2	Everly clay loam	0.08	0.10%	81

**WEIGHTED AVERAGE 89.3**



# DIRECTIONS

To Tracts 1-4: From Sibley, Iowa, travel East on County Highway A22/ 170th Street for 2.5 miles. Turn right (South) on Red Wing Avenue and travel 0.5 miles. Property lies at the intersections of Red Wing Avenue and County Highway A30 and County Highway A30 and Red Wood Avenue. Look for the Peoples Company signage.

**TRACT 3** consists of 78.98 acres m/l with an estimated 74.41 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 89.7, above the Osceola County average CSR2 soil rating of 86.3. This tract carries primary soil types of Everly clay loam, Wilmonton silty clay loam, and Letri silty clay loam with the cropland acres classified as NHEL.

Tract 3 includes an early 1900s, two-story home and multiple agricultural storage buildings, in varying conditions. Dwelling and buildings on Tract 3 will be offered in "As-is/ Where-Is" basis and no warranties or guarantees should be implied in the sale of such. Please contact the listing agents for any showing request.

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 3 approximate credit is \$22,323.



## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
■ 577B	Everly clay loam	25.33	33.91%	90
■ 456	Wilmonton silty clay loam	20.58	27.66%	91
■ 397	Letri silty clay loam	16.71	22.46%	90
■ 577B2	Everly clay loam	11.79	15.84%	86
■ 577	Everly clay loam	0.10	0.13%	96

**WEIGHTED AVERAGE 89.7**



**TRACT 4** consists of 78.97 acres m/l with an estimated 78.31 FSA cropland acres. The tillable acres boast an average CSR2 soil rating of 90.7, well above the Osceola County average CSR2 soil rating of 86.3. This tract carries primary soil types of Everly clay loam, Wilmonton silty clay loam, and Letri silty clay loam with the cropland acres classified as NHEL (Non-Highly Erodible Land).

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 4 approximate credit is \$23,493.



## TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
■ 456	Wilmonton silty clay loam	35.76	45.66%	91
■ 577B	Everly clay loam	23.81	30.40%	90
■ 397	Letri silty clay loam	14.49	18.50%	90
■ 577	Everly clay loam	3.96	5.06%	96
■ 107	Webster clay loam	0.22	0.28%	86
■ 577C2	Everly clay loam	0.08	0.10%	81

**WEIGHTED AVERAGE 90.7**



**TRACT FIVE** consists of 39.74 acres m/l with an estimated 39.61 FSA cropland acres. The tillable acres boast an impressive average CSR2 soil rating of 99.2, well above the Osceola County average CSR2 soil rating of 86.3. This tract carries extremely productive primary soil types of Primghar silty clay loam, Galva silty clay loam, and Marcus silty clay loam with the cropland acres classified as NHEL (Non-Highly Erodible Land).

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 5 approximate credit is \$11,883.



### TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
91	Primghar clay loam	24.24	61.19%	100
310	Galva clay loam	9.25	23.36%	100
310B	Galva clay loam	3.93	9.92%	95
92	Marcus Silty clay loam	2.19	5.53%	94

**WEIGHTED AVERAGE 99.2**



**TRACT SIX** consists of 78.97 acres m/l with an estimated 77.79 FSA cropland acres. The tillable acres boast an impressive average CSR2 soil rating of 96.7, well above the Osceola County average CSR2 soil rating of 86.3. This tract carries extremely productive primary soil types of Primghar silty clay loam, Galva silty clay loam, and Marcus silty clay loam with the cropland acres classified as NHEL (Non-Highly Erodible Land).

The new Buyer will receive a credit at closing in the amount of \$300/Cropland Acre for consideration of the 2025 lease. Tract 6 approximate credit is \$23,337.

A Brightmark RNG Origination LLC gas line easement runs along the southern border of the property.



### TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
91	Primghar clay loam	27.89	35.85%	100
310B	Galva silty clay loam	26.73	34.36%	95
92	Marcus silty clay loam	14.94	19.20%	94
310	Galva clay loam	2.62	3.37%	100
77B	Sac silty clay loam	2.57	3.30%	95
77B2	Sac silty clay loam	1.66	2.13%	92
91B	Primghar silty clay loam	1.39	1.79%	95

**WEIGHTED AVERAGE 96.7**

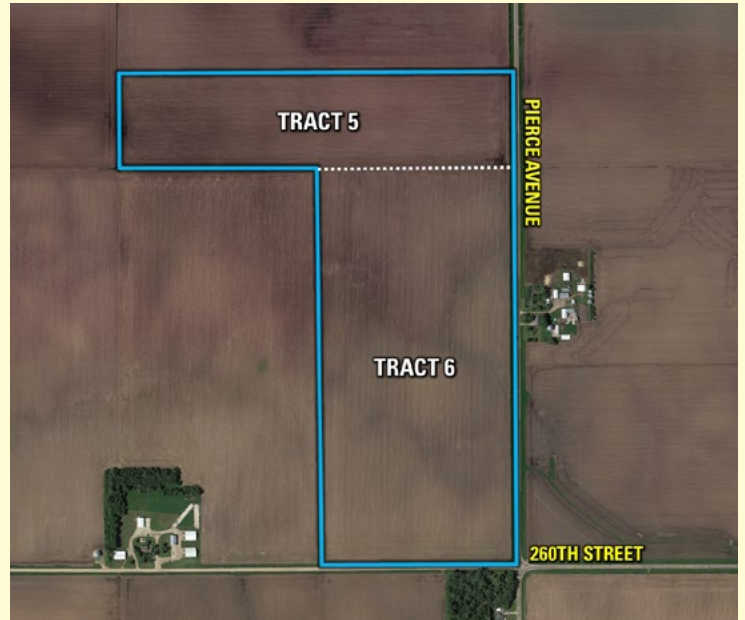


# DIRECTIONS

To Tracts 5-6: From Sheldon, Iowa, travel North on State Highway 60 for 6 miles. Turn right (East) on 260th Street. Travel East for 4 miles. Property lies at the intersection of 260th Street and Pierce Avenue. Look for the Peoples Company signage.

## TRACTS 5 - 6

Tracts 5 and 6 present as a contiguous parcel comprised of 118.71 gross acres m/l located in Section 30 of Goewey Township in Osceola County, Iowa.



Tracts 5 and 6 boast new, extensive drainage tile work to improve on already astounding soil quality. Carrying average CSR2 scores of 99.2 and 96.7 respectively, you will not find two better tracts of farm ground in Osceola County! Please reference the included tile map for details.



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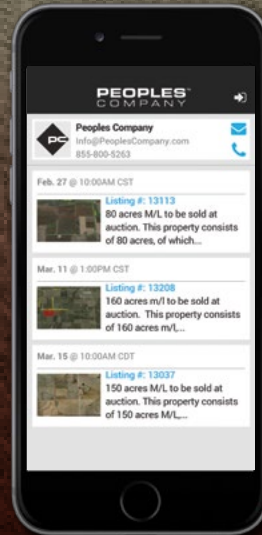


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# Osceola County FARMLAND AUCTION



# OSCEOLA COUNTY



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