

# **DALLAS COUNTY**

## farmland auction

**173.57**  
**ACRES M/L**

offered in two separate tracts

**JANUARY 24, 2018**  
wednesday | 10:00 am

**YALE COMMUNITY BUILDING**  
north main street | yale, iowa 50277



**MATT ADAMS: 515.423.9235**  
matt@peoplescompany.com



190TH STREET, DAWSON, IA 50066

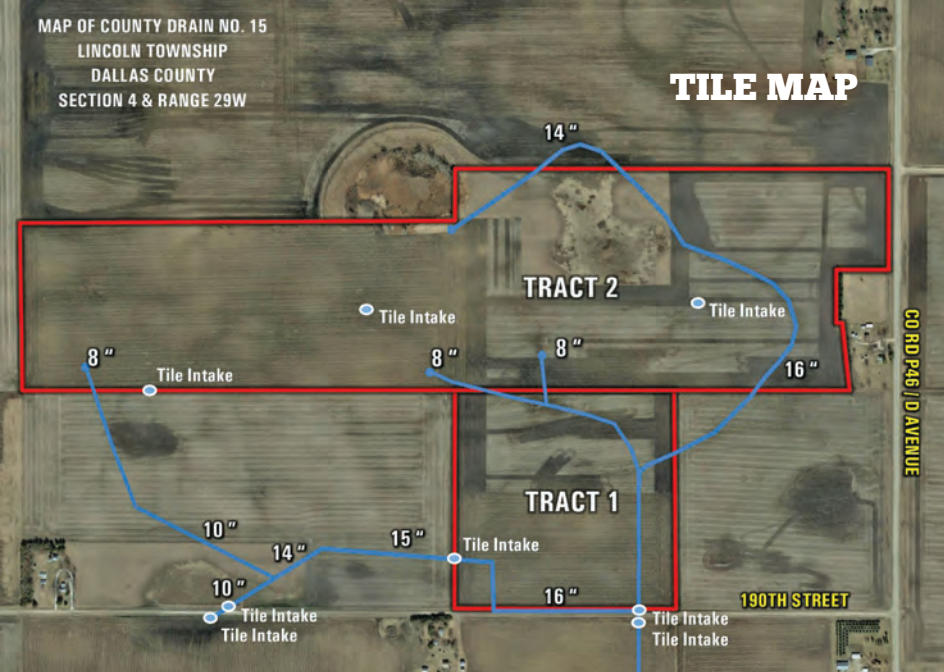
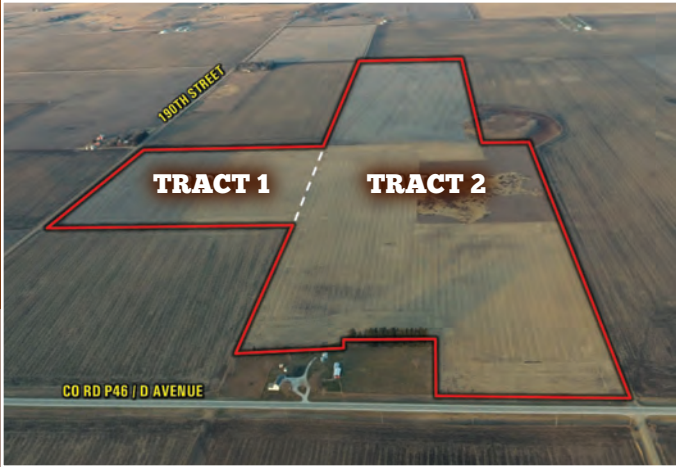
**TRACT 1** consists of 40 acres m/l of which 39.17 acres are FSA tillable and carry a CSR2 of 87.8. Soil types include Canisteo, Nicollet, and Clarion Loams. Located in Section 4 of Lincoln Township, Dallas County, Iowa.

FARM DETAILS

FSA Cropland: 39.17 Acres  
Corn: 22.02 Base Acres with a PLC Yield of 163  
Soybeans: 16.94 Base Acres with a PLC Yield of 44

DIRECTIONS

From Yale, Iowa: Travel east on County Road F25 (160th Road/180th Street) for 6.5 miles until County Road P46 (D Avenue). Turn right (south) for one mile until 190th Street. Turn right (west) and travel one half mile. Property is located on the north side of the road. Look for sign and driveway.



COUNTY ROAD P46/D AVENUE, DAWSON, IA 50066

**TRACT 2** consists of 133.57 acres m/l of which 115.06 acres are FSA tillable and carry a CSR2 of 86.8. Soil types include Canisteo, Clarion, and Nicollet Loams. Tract includes 16.8 acres m/l enrolled in the CRP (Conservation Reserve Program) until 2026 with an annual payment of \$5,333 (\$317.47 per acre). The CRP practice includes the CP-27 and CP-28 farmable wetlands program. Farming rights for 2018 will be made available to winning bidder. Farm is located in Section 4 of Lincoln Township, Dallas County, Iowa.

FARM DETAILS

FSA Cropland: 115.06 Acres  
Corn: 64.68 Base Acres with a PLC Yield of 163  
Soybeans: 49.76 Base Acres with a PLC Yield of 44

Total CRP:

CP-27 and CP-28: 16.80 acres m/l paying approximately \$5,333 annually or \$317.47 per acre. Contracts expire 2026.

DIRECTIONS

From Yale, Iowa: Travel east on County Road F25 (160th Road/180th Street) for 6.5 miles until County Road P46 (D Avenue). Turn right (south) for just over one half mile. Property is located on the west side of the road. Look for sign and driveway.

**MORE INFO** Please visit PeoplesCompany.com and look up Listing #14049.

TILE MAP

LISTING #14049



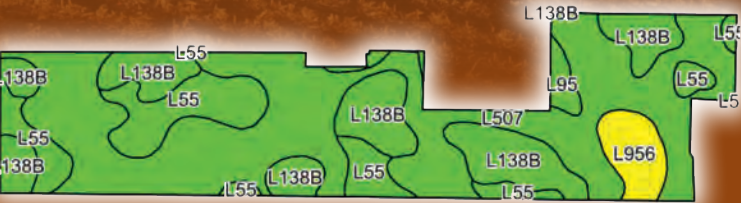
TRACT 1 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
L507	Canisteo clay loam	29.08	74.2%		87
L55	Nicollet loam	7.63	19.5%		91
L138B	Clarion loam	2.46	6.3%		88
Weighted Average					87.8



TRACT 2 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
L507	Canisteo clay loam	63.08	54.8%		87
L138B	Clarion loam	26.26	22.8%		88
L55	Nicollet loam	18.19	15.8%		91
L956	Harps-Okoboji complex	5.20	4.5%		69
L95	Harps clay loam	2.33	2.0%		75
Weighted Average					86.8



AUCTION TERMS & CONDITIONS

**Auction Method:** Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction.

**Farm Program Information:** Farm Program Information is provided by the Dallas 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 Dallas 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 about Thursday, March 1, 2018. 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 farm will be granted at closing, subject to tenant rights.

**Farm Lease:** The current farm lease has been terminated. Farm will be open for the 2018 season.

**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.

**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 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.

**Agent:** Matt Adams, 515.423.9235



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[PeoplesCompany.com](http://PeoplesCompany.com)

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### ONLINE BIDDING

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.



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