



GREENE COUNTY
FARMLAND AUCTION

FARM FOR SALE

100 ACRES M/L

DATE

**JANUARY 31, 2018
WEDNESDAY, 10:00 AM**

LOCATION

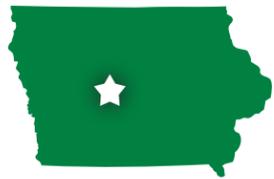
**GRAND JUNCTION
COMMUNITY CENTER
212 MAIN STREET EAST
GRAND JUNCTION, IA 50107**

SELLERS

JAMES E. PENINGER JR.

 **PEOPLES™**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

PeoplesCompany.com



GREENE COUNTY

FARMLAND AUCTION

FARM FOR SALE

Peoples Company is proud to offer 100 acres m/l of high quality Greene County farmland. The tract is nearly 100% tillable with an estimated 97.53 m/l FSA cropland acres carrying a CSR2 of 83.8. Farming rights for 2018 will be available to the Winning Bidder. Primary soils types include Webster, Nicollet, and Clarion. The farm has extensive county and private drainage tile and maps are available. The farm is located just south of Grand Junction, Iowa and in Section 17 of Junction Township.

100 ACRES M/L



LEGAL DESCRIPTION

The South One-half of the Northwest One-quarter (S 1/2 NW 1/4) AND the South One-half of the West One-quarter of the Northeast One-quarter (S 1/2 W 1/4 NE 1/4) in Section 17, Township 83 North, Range 29 West of the 5th P.M. in Greene County, Iowa.

FARM DETAILS

Estimated Base Acres: 97.53
 Corn: 48.77 Base Acres (estimated) with a PLC Yield of 154.
 Beans: 48.77 Base Acres (estimated) with a PLC Yield of 38.
 Farmland has been enrolled in ARC-Co.

**The parcel's Farm Program Information is currently combined with the North 100 acres under Farm #861 and Tract #582. Base Acres will be adjusted according to the Greene County FSA Office after the farmland has been reconstituted.*

IMPROVEMENTS

County and private drainage tile lines in place (see map).
**Winning Bidder will be responsible for reimbursing Seller/Owner for fall tillage that was done on the property in the amount of \$2,150 and payable at Closing.*

DIRECTIONS

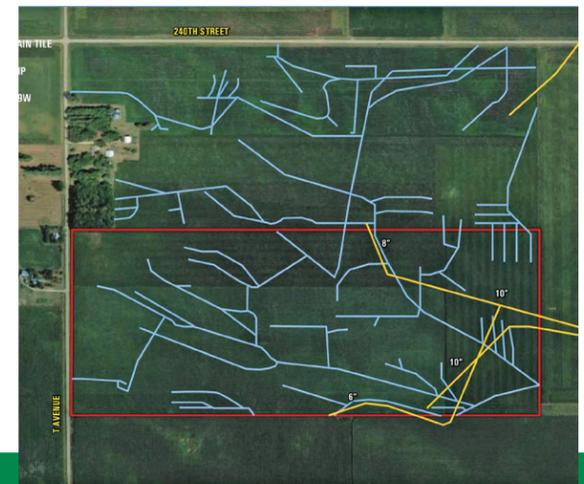
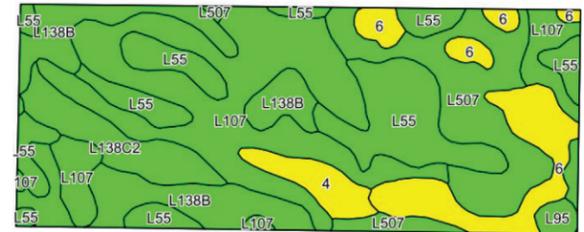
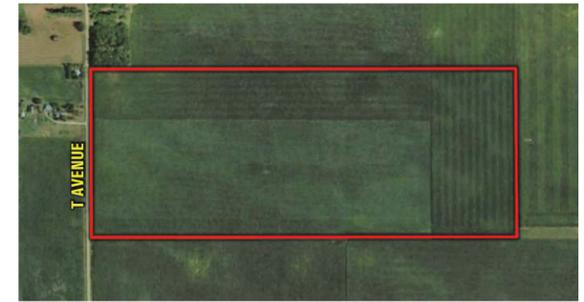
From Grand Junction, Iowa: Travel south on State Hwy 144 for 1.5 miles until 240th Street. Turn right (west) for one mile until T Avenue. Turn left (south) and travel 1/4 mile. Property is located on the east side of the road. Look for signs.

TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
L107	Webster clay loam	29.33	30.1%		88
L55	Nicollet loam	18.62	19.1%		91
L138B	Clarion loam	14.59	15.0%		88
L507	Canisteo clay loam	14.57	14.9%		87
6	Okoboji silty clay loam	10.48	10.7%		59
L138C2	Clarion loam	5.79	5.9%		83
4	Knoke silty clay loam	3.19	3.3%		56
L95	Harps clay loam	0.96	1.0%		75
Weighted Average					83.8



LISTING #14061 PEOPLES COMPANY



ONLINE BIDDING AVAILABLE

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.



MATT ADAMS: 515.423.9235
 Matt@PeoplesCompany.com

ANDREW ZELLMER: 712.898.5913
 AndrewZ@PeoplesCompany.com



PRIVATE AND COUNTY DRAIN TILE MAP

County Tile Private Tile

FARM FOR SALE

MATT ADAMS: 515.423.9235
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ANDREW ZELLMER: 712.898.5913
AndrewZ@PeoplesCompany.com



GREENE COUNTY FARMLAND AUCTION

January 31, 2018 | 10:00 AM | Grand Junction Community Center | 212 Main Street East | Grand Junction, IA 50107

AUCTION TERMS & CONDITIONS

AUCTION METHOD: Farm will be offered in one individual tract. All bids will be on a price per acre amount.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Greene 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 Greene 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 about Friday, March 16th, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Full possession of the farm will be given at closing.

FARM LEASE: The current farm lease has been terminated. Farm will be open for crop year 2018.

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 obtaining 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

BROKERS PROTECTED: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.