

Mahaska County Farmland Auction

296
ACRES M/L

MARCH 21, 2018

Wednesday 10AM

Rose Hill
Community Center
Rose Hill, Iowa

OFFERED AS 2 TRACTS
Selling as Choice



Andrew Zellmer: 712.898.5913, AndrewZ@PeoplesCompany.com
Adam Curran: 641.203.2931, Adam@PeoplesCompany.com

Listing #14101
PeoplesCompany.com

Mahaska County Farmland Auction

High quality Mahaska County farmland to be sold at public auction on Wednesday, March 21st. The auction will consist of two outstanding tracts totaling 296 acres m/l. The farms will be sold using the "choice" method of auction. The successful bidder will have the choice to take one or both tracts. The tracts consist of highly productive soils and outstanding yield potential.



Tract 1 Tillable Soils - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
179D2	Gara loam	28.84	20.5%	Orange	44
281B	Otley silty clay loam	26.08	18.5%	Green	91
76C2	Ladoga silt loam	22.01	15.6%	Yellow	75
11B	Colo-Ely complex	14.66	10.4%	Light Green	83
281C2	Otley silty clay loam	13.57	9.6%	Dark Green	82
76C	Ladoga silt loam	10.90	7.7%	Medium Green	79
281C	Otley silty clay loam	10.12	7.2%	Light Yellow	85
76D2	Ladoga silt loam	7.38	5.2%	Light Orange	49
792D2	Armstrong loam	4.46	3.2%	Red	5
133	Colo silty clay loam	2.27	1.6%	Very Light Green	78
51	Vesser silt loam	0.57	0.4%	Very Light Yellow	74
Weighted Average					70.6



TRACT 1 will be offered as 155 surveyed acres with 140.86 acres tillable. The tillable acres on this tract offer a CSR2 of 71 that are in a corn and soybean rotation. The farm offers access from road on three sides and is located approximately 3/4 of a mile off of hard surface. This property offers highly productive soils with good production history and has been under the same management for a number of years. As an add on unit to an existing operation or as an investment addition to your portfolio, this property offers top end opportunity.

ADDITIONAL INFO

Farm is leased for the 2018 crop year. The winning bidder of Tract 1 will receive a credit of \$24,440 at closing.

FARM DETAILS

140.86 FSA tillable acres

Corn: 82.21 base acres, PLC Yield of 149

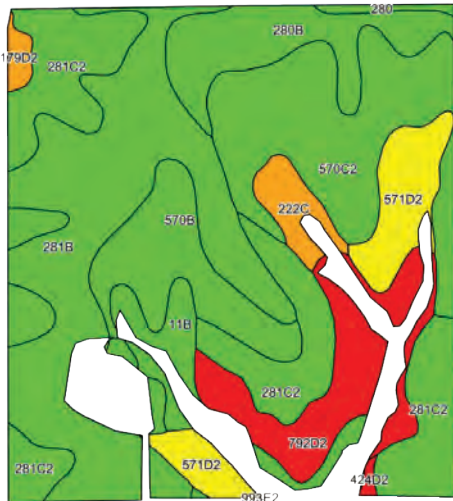
Soybeans: 55 base acres, PLC yield of 49

Base acres are estimated and will be recalculated with FSA office after change of ownership.

DIRECTIONS

From Oskaloosa, Iowa head east on IA-92 E/A Ave E. Continue traveling east for approximately 9.2 miles. Turn left/north onto Urbana Ave. Travel north for approximately 2.5 miles. Turn left/west onto 205th St. Travel for approximately 0.5 miles. The property will be on your right or the north side of the road.

2991 205th St, Rose Hill, IA 52586



Tract 2 Tillable Soils - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
281B	Otley silty clay loam	31.55	24.8%	Green	91
281C2	Otley silty clay loam	25.29	19.9%	Green	82
570C2	Nira silty clay loam	20.78	16.3%	Green	72
792D2	Armstrong loam	10.92	8.6%	Red	5
570B	Nira silty clay loam	10.90	8.6%	Green	81
280B	Mahaska silty clay loam	9.89	7.8%	Green	89
571D2	Hedrick silt loam	8.22	6.5%	Yellow	51
11B	Colo-Ely complex	4.81	3.8%	Green	83
222C	Clarinda silty clay loam	2.92	2.3%	Orange	46
179D2	Gara loam	0.92	0.7%	Orange	44
280	Mahaska silty clay loam	0.66	0.5%	Green	94
424D2	Lindley-Keswick complex	0.28	0.2%	Red	26
Weighted Average					73.3



1008 SQ. FT. RANCH STYLE HOME PLUS FIVE SMALLER GRAIN BINS, A BARN, AND A SHED

TRACT 2 will be offered as 141 surveyed acres m/l with 127.14 tillable acres. The tillable acres on this tract offer a CSR2 of 72.4 that are in a corn and soybean rotation. This tract has been well cared for and offers highly productive soils. Tract has road frontage on two sides with access from both roads. In addition to the high quality farm ground, this tract also offers an existing farmstead. The ranch style home is 1008 sq. ft. built in 1954. This site also offers five smaller grain bins, a barn that is 40'x54' and a shed that is 40'x48'.

ADDITIONAL INFO

Farm is leased for the 2018 crop year. The winning bidder of Tract 2 will receive a credit of \$22,060 at closing.

FARM DETAILS

127.14 FSA tillable acres

Corn: 68.49 base acres, PLC Yield of 149

Soybeans: 55.1 base acres, PLC yield of 49

Base acres are estimated and will be recalculated with FSA office after change of ownership.

DIRECTIONS

From Oskaloosa, Iowa head east on IA-92 E/A Ave E. Continue traveling east for approximately 9.2 miles. Turn left/north onto Urbana Ave. Travel north for approximately 2.5 miles. Turn left/west onto 205th St. Travel for approximately 0.5 miles. The property will be on your right or the north side of the road.

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Clive, IA 50325
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LISTING AGENTS

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AUCTION TERMS & CONDITIONS

Sale Method: Sold as choice. The successful bidder will have the choice to take one or both tracts.

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 before May 8, 2018.

Possession: Possession of the farm will be granted at closing, subject to tenant rights.

Farm Lease: The farm is leased 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 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. Acres of each tract are subject to change based on survey. Seller and its representatives reserve the right to change the acre figures during the marketing period any time prior to the auction. All of the Farm Program Information is subject to change. Base acres are estimated and will be recalculated with FSA office after change of ownership.