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

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Listing #14101
PeoplesCompany.com
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** 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

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**Tract 1 Tillable Soils - CSR2**

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>179D2</td>
<td>Gara loam</td>
<td>28.84</td>
<td>20.5%</td>
<td>44</td>
<td>70.6</td>
</tr>
<tr>
<td>281B</td>
<td>Otley silty clay loam</td>
<td>26.08</td>
<td>18.5%</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>76C2</td>
<td>Ladoga silt loam</td>
<td>22.01</td>
<td>15.6%</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>11B</td>
<td>Colo-Ely complex</td>
<td>14.66</td>
<td>10.4%</td>
<td>83</td>
<td></td>
</tr>
<tr>
<td>281C2</td>
<td>Otley silty clay loam</td>
<td>13.57</td>
<td>9.6%</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>76C</td>
<td>Ladoga silt loam</td>
<td>10.90</td>
<td>7.7%</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>281C</td>
<td>Otley silty clay loam</td>
<td>10.12</td>
<td>7.2%</td>
<td>85</td>
<td></td>
</tr>
<tr>
<td>76D2</td>
<td>Ladoga silt loam</td>
<td>7.38</td>
<td>5.2%</td>
<td>49</td>
<td></td>
</tr>
<tr>
<td>792D2</td>
<td>Armstrong loam</td>
<td>4.46</td>
<td>3.2%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>133</td>
<td>Colo silty clay loam</td>
<td>2.27</td>
<td>1.6%</td>
<td>78</td>
<td></td>
</tr>
<tr>
<td>51</td>
<td>Vesser silt loam</td>
<td>0.57</td>
<td>0.4%</td>
<td>74</td>
<td></td>
</tr>
</tbody>
</table>

**Legend**
- **Legend**: 44
- **Legend**: 91
- **Legend**: 75
- **Legend**: 83
- **Legend**: 82
- **Legend**: 79
- **Legend**: 85
- **Legend**: 49
- **Legend**: 5
- **Legend**: 78
- **Legend**: 74

**Weighted Average**: 70.6
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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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.