BUCHANAN CO, IA
FARMLAND AUCTION
THURSDAY, MARCH 22, 2018, 10AM
AURORA AMERICAN LEGION
302 WARREN STREET, AURORA, IA 50607

236 ACRES M/L
Offered in 2 Tracts

TRAVIS SMOCK
319.361.8089
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LISTING #14114
FARMLAND AUCTION
Buchanan Co, IA

Offering 236 acres m/l of high quality Buchanan County farmland to be sold at public auction Thursday, March 22nd, 2018 at 10:00 AM at the Aurora, Iowa American Legion. Auction will consist of two outstanding tracts with Tract 1 totaling 156 acres m/l and Tract 2 totaling 80 acres m/l. The farms will be sold using the “choice” auction method with the successful bidder having the choice to take one or both tracts. Both tracts are highly productive soils and well drained with outstanding yield potential.

TRACT 1
Taylor Ave/150th Street, Aurora, IA

DESCRIPTION
Tract 1 will be offered as 156 acres m/l with 150.03 FSA tillable acres carrying a CSR2 of 86.8. Productive primary soil types include Clyde-Floyd, Kenyon & Readlyn Loams. This property offers quality soils and good drainage in a strong farming area. The farm is leased for the 2018 crop year and the winning bidder assume this crop lease and all payments. Tract 1 will require the installation of a driveway at the Buyer’s expense. The acreage on this tract will be surveyed off and sold separately, exact number of acres may change slightly and all acreage figures announced the day of the auction will be final. Tract 1 is located just southeast of Aurora in Section 32 of Madison Township, Buchanan County, Iowa.

FARM DETAILS
Tract 1: Cropland Acres: 150.03
Com Base: 68.66 Acres with a PLC Yield of 163
Soybean Base: 11.56 Acres with a PLC Yield of 49
Total Base Acres: 80.22

DIRECTIONS
From Aurora, head South on Highway W45 (Slater Avenue) for approximately 3.5 miles to 150th Street. Travel East on 150th Street for approximately 3/4 mile. Tract 1 is located on the corner of Taylor Avenue and 150th Street.

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 Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>391B</td>
<td>Clyde-Floyd complex</td>
<td>83.38</td>
<td>51.4%</td>
<td>87</td>
<td></td>
</tr>
<tr>
<td>83B</td>
<td>Kenyon loam</td>
<td>53.45</td>
<td>34.4%</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>798B</td>
<td>Protopiv loam</td>
<td>9.94</td>
<td>6.4%</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>399</td>
<td>Readlyn loam</td>
<td>4.13</td>
<td>2.7%</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>408B</td>
<td>Olin fine sandy loam</td>
<td>3.77</td>
<td>2.4%</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>Weighted Average</td>
<td></td>
<td></td>
<td></td>
<td>86.9</td>
<td></td>
</tr>
</tbody>
</table>

TRACT 2
160th Street, Lamont, IA

DESCRIPTION
Tract 2 will be offered as 80 acres m/l and is 100% tillable with a CSR2 of 78.2. Productive primary soil types include Cresco, Protopiv & Clyde-Floyd Loams. This property offers quality soils and good drainage in a strong farming area. The farm is leased for the 2018 crop year and the winning bidder assume this crop lease and all payments. Tract 1 is located just southwest of Lamont in Section 34 of Madison Township, Buchanan County, Iowa.

FARM DETAILS
Tract 2: Cropland Acres: 81.12
Com Base: 68.66 Acres with a PLC Yield of 163
Soybean Base: 11.56 Acres with a PLC Yield of 49
Total Base Acres: 80.22

DIRECTIONS
From Lamont, head South on Highway 187 (Washburn Avenue) for 3 miles to 160th Street. Travel West of 160th Street for 1/2 mile and Tract 2 will be located on the north side of the road.

TRACT 2 TILLABLE SOILS CSR2

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>83B</td>
<td>Cresco loam</td>
<td>24.57</td>
<td>30.3%</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>798B</td>
<td>Protopiv loam</td>
<td>24.26</td>
<td>29.9%</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>391B</td>
<td>Clyde-Floyd complex</td>
<td>16.24</td>
<td>20.0%</td>
<td>87</td>
<td></td>
</tr>
<tr>
<td>392B</td>
<td>Donnan loam</td>
<td>12.77</td>
<td>15.7%</td>
<td>62</td>
<td></td>
</tr>
<tr>
<td>399</td>
<td>Readlyn loam</td>
<td>3.13</td>
<td>3.9%</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>83B</td>
<td>Kenyon loam</td>
<td>0.15</td>
<td>0.2%</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>Weighted Average</td>
<td></td>
<td></td>
<td></td>
<td>78.4</td>
<td></td>
</tr>
</tbody>
</table>

AUCTION TERMS & CONDITIONS

SALE METHOD: Auction will be sold via the “Buyers Choice” method of marketing, high 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 April 25th, 2018.

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

IMPROVEMENTS: Farms have been well tiled. Contact agent for details.

FARM LEASE: The farm is leased for the 2018 season and the winning bidder will assume the lease, including all payments.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy, P.C. the required earnest money payment. The Seller will provide a current abstract at their expense.

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.

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