



PAGE COUNTY

FARMLAND AUCTION

911.5 ACRES M/L

DATE

**MARCH 28, 2018
WEDNESDAY, 10:00 AM**

LOCATION

**WIBHOLM HALL
200 S 6TH STREET
CLARINDA, IA 51632**

SELLERS

JUCKETTE MARITAL TRUST



**LISTING #14118
PEOPLESCOMPANY.COM**

**ERIC LONNEVIK: 515.473.0278
ERIC@PEOPLESCOMPANY.COM**

**STEVE BRUERE: 515.240.7500
STEVE@PEOPLESCOMPANY.COM**

TRACT 1 COUNTY HIGHWAY M60 & 240TH STREET
CLARINDA, IOWA 51632

Tract 1 consists of 77 acres m/l including approximately 74.4 FSA tillable acres carrying a 79.5 CSR2. Primary soil types on this tract include Sharpsburg and Colo-Judson silty clay loam with approximately 90% of the tillable acres carrying a CSR2 of 80 or greater. Extensive terrace and tile work has been completed (maps available). The farm has two access points from 240th St. Tract 1 is located on the northeast corner of the intersection of Co Hwy M60 and 240th St in Section 18 of Harlan Township.

TAXES: \$2,042

ERIC LONNEVIK: 515.473.0278 | STEVE BRUERE: 515.240.7500

77 ACRES M/L

FARM PROGRAM INFORMATION

Corn: 66.6 base acres with a PLC Yield of 127
Beans: 7.1 base acres with a PLC Yield of 43
Farm is currently enrolled in ARC-CO. Tract does not contain a wetland.

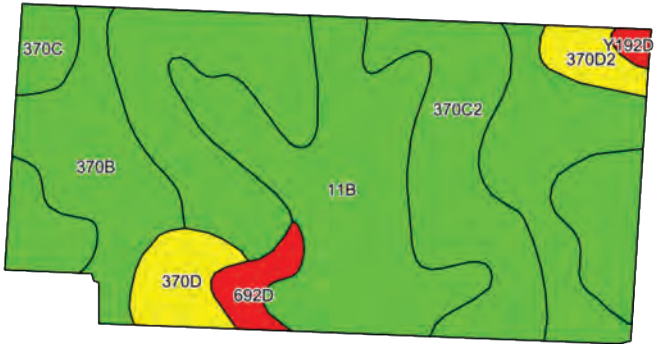
DIRECTIONS

From Clarinda, travel west on Hwy 2/210th St approximately 5 miles to Co Hwy M60/M Ave. Turn south onto Co Hwy M60/M Ave and continue approximately 3.25 miles (M Ave becomes Maple Ave) to 240th St. Tract 1 is situated on the northeast corner of the intersection of Co Hwy M60/Maple Ave and 240th St.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370C2	Sharpsburg silty clay loam	27.01	36.3%		80
370B	Sharpsburg silty clay loam	18.06	24.3%		90
11B	Colo-Judson silty clay loams	17.50	23.5%		80
370C	Sharpsburg silty clay loam	4.41	5.9%		82
370D	Sharpsburg silty clay loam	3.19	4.3%		59
370D2	Sharpsburg silty clay loam	1.92	2.6%		54
692D	Mayberry clay loam	1.85	2.5%		33
Y192D2	Adair clay loam	0.46	0.6%		29
		74.4		Wtd Avg	79.5



TRACT 2 HICKORY AVENUE ESSEX, IOWA 51638

136 ACRES M/L

Tract 2 consists of 136 acres m/l including approximately 133.7 FSA tillable acres carrying a 74.2 CSR2. Primary soil types on the tillable acres include Marshall and Colo-Judson silty clay loam with approximately 54% of the tillable acres carrying a CSR2 of 80 or greater. Extensive terracing and tile work has been completed over the years (maps available). Farm is located along the west side of Hickory Ave in Section 21 of Tarkio Township.

TAXES: \$3,808

ERIC LONNEVIK: 515.473.0278 | STEVE BRUERE: 515.240.7500

FARM PROGRAM INFORMATION

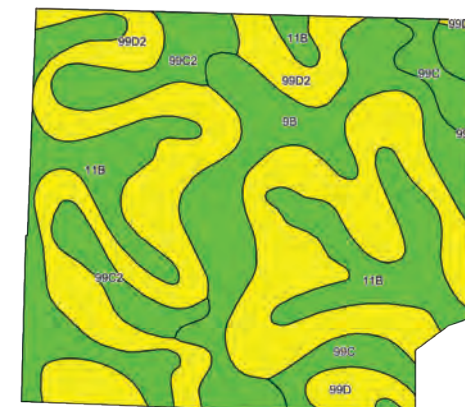
Corn: 74.9 base acres with a PLC Yield of 127
Beans: 55.6 base acres with a PLC Yield of 43
Farm is currently enrolled in ARC-CO. Tract does not contain a wetland.

DIRECTIONS

From Clarinda, travel west on Hwy 2/210th St approximately 9 miles to I Ave. Turn north on I Ave and continue 0.75 miles to the T intersection at 202nd St. Turn west onto 202nd St and travel approximately 0.5 miles to Hickory Ave. Turn north onto Hickory Ave and continue 0.75 miles. Tract 2 is situated on the west side of Hickory Ave.

TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
99D2	Marshall silty clay loam	33.66	25.2%		58
11B	Colo-Judson silty clay loams	30.55	22.8%		80
99D	Marshall silty clay loam	28.29	21.2%		61
9B	Marshall silty clay loam	23.46	17.5%		95
99C2	Marshall silty clay loam	10.92	8.2%		87
99C	Marshall silty clay loam	6.82	5.1%		90
		133.7		Wtd Avg	74.2



MORE INFORMATION

For more photos, maps and aerial drone video, please visit our website and look up listing #14118.



TRACT 3

COUNTY HIGHWAY M48 & 250TH STREET
COIN, IOWA 51636

Tract 3 consists of 285 acres m/l including approximately 257.89 FSA tillable acres carrying a 75.8 CSR2. Primary soil types on the tillable acres include Judson, Colo, and Marshall silty clay loam. Approximately 62% of the tillable acres carry a CSR2 of 75 or greater. Improvements include two pole barns, three grain bins, and two silos. Extensive terracing and tile work has been completed over the years (maps available). Property also includes a cattle feedlot. Tract 3 is located directly east of the intersection of Co Hwy M48 and 250th St in Sections 20, 28 and 29 of Lincoln Township.

TAXES: \$6,982

ERIC LONNEVIK: 515.473.0278 | STEVE BRUERE: 515.240.7500

285 ACRES M/L

FARM PROGRAM INFORMATION

Corn: 124.1 base acres with a PLC Yield of 127
Beans: 112 base acres with a PLC Yield of 43
Wheat: 4.9 base acres with a PLC Yield of 35
Farm is currently enrolled in ARC-CO. Tract does not contain a wetland.

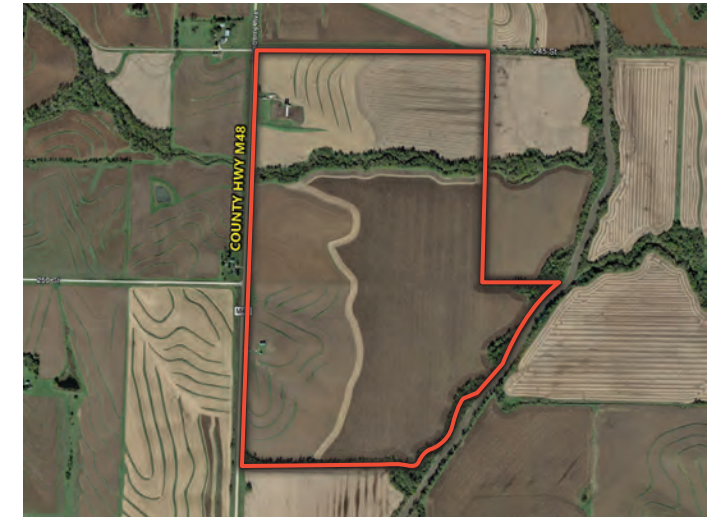
DIRECTIONS

From Clarinda, travel west on Hwy 2/210 St approximately 9.5 miles to Co Hwy M48/Hackberry Ave. Turn south onto Co Hwy M48/Hackberry Ave and continue approximately 4 miles to 250th St. Tract 3 is situated directly east of the intersection of Co Hwy M48/Hackberry Ave and 250th St.

**Contact Agent for copy of easements and reserve items.*

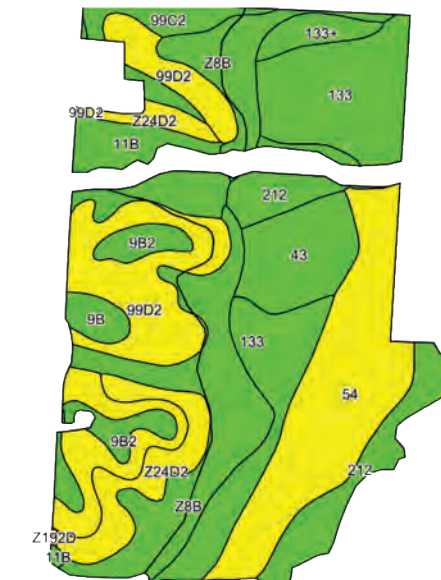


PEOPLESCOMPANY.COM | LISTING #14118



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
Z8B	Judson silty clay loam	42.77	16.6%		92
133	Colo silty clay loam	42.73	16.6%		78
99D2	Marshall silty clay loam	41.36	16.0%		58
54	Zook silty clay loam	40.56	15.7%		67
212	Kennebec silt loam	19.96	7.7%		91
43	Bremer silty clay loam	15.55	6.0%		75
Z24D2	Shelby clay loam	15.50	6.0%		52
11B	Colo-Judson silty clay loams	14.01	5.4%		80
9B2	Marshall silty clay loam	7.74	3.0%		92
99C2	Marshall silty clay loam	7.50	2.9%		87
9B	Marshall silty clay loam	5.40	2.1%		95
133+	Colo silt loam	4.68	1.8%		78
Z192D	Adair clay loam	0.13	0.1%		31
		257.89		Wtd Avg	75.8



IMPROVEMENTS

(3) Stormor grain bins:
9,000-bushel capacity
9,000-bushel capacity
5,000-bushel capacity

(2) Harvestore Silos:
12,000-bushel capacity each

**capacities are estimated*

TRACT 4 H AVENUE & 240TH STREET COIN, IOWA 51636

Tract 4 consists of 314 acres m/l including approximately 282.96 FSA tillable acres carrying a 72.3 CSR2. Primary soil types on the tillable acres include Colo-Judson and Marshall silty clay loam with approximately 57% of the tillable acres carrying a CSR2 of 80 or greater. Extensive terracing and tile work has been completed over the years (maps available). Tract 4 is located on the southwest corner of the intersection of H Ave and 240th St in Section 19 of Lincoln Township.

TAXES: \$8,110

ERIC LONNEVIK: 515.473.0278 | STEVE BRUERE: 515.240.7500

314 ACRES M/L

FARM PROGRAM INFORMATION

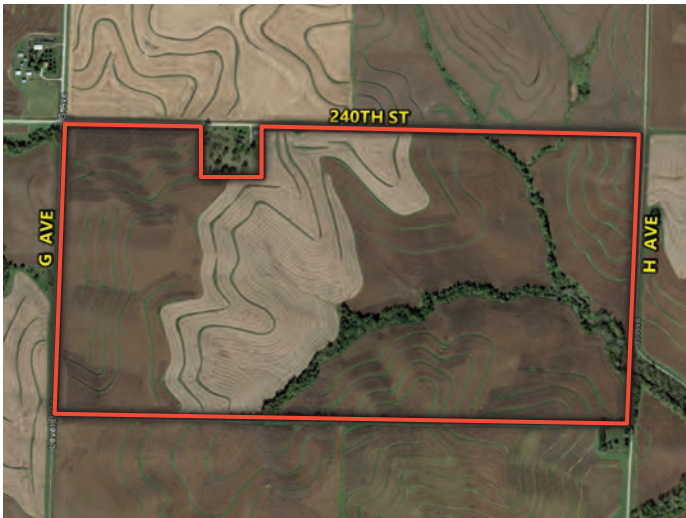
Corn: 142.6 base acres with a PLC Yield of 127

Beans: 138.5 base acres with a PLC Yield of 43

Farm is currently enrolled in ARC-CO. Tract does not contain a wetland.

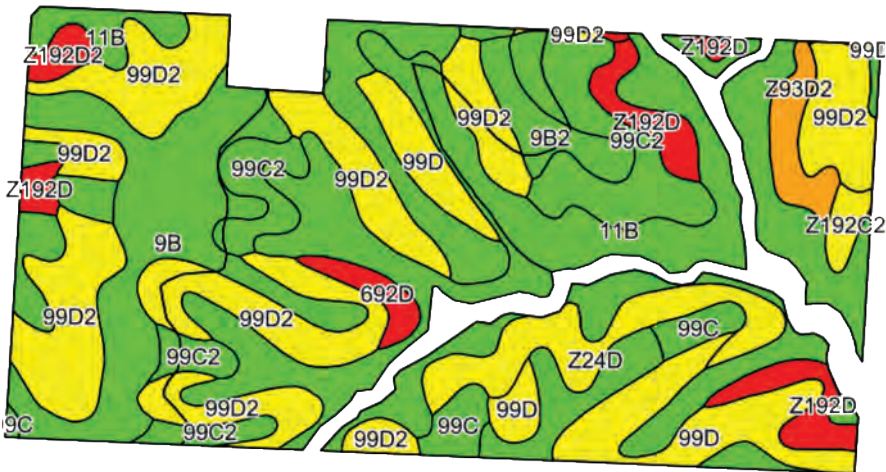
DIRECTIONS

From Clarinda, travel west on Hwy 2/210 St approximately 9.5 miles to Co Hwy M48/Hackberry Ave. Turn south onto Co Hwy M48/Hackberry Ave and continue approximately 3 miles to 245th St. Turn west onto 245th St and continue for a half mile, then the road turns north and becomes H Ave. Tract 4 is situated on the west side of H Ave.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
11B	Colo-Judson silty clay loams	73.90	26.1%		80
99D2	Marshall silty clay loam	63.76	22.5%		58
9B	Marshall silty clay loam	39.26	13.9%		95
99C2	Marshall silty clay loam	24.41	8.6%		87
99D	Marshall silty clay loam	21.58	7.6%		61
99C	Marshall silty clay loam	17.97	6.4%		90
Z24D	Shelby loam	12.52	4.4%		54
Z192D	Adair clay loam	10.88	3.8%		31
9B2	Marshall silty clay loam	6.22	2.2%		92
Z93D2	Shelby-Adair clay loams	5.15	1.8%		43
692D	Mayberry clay loam	2.89	1.0%		33
Z192D2	Adair clay loam	2.32	0.8%		28
Z192C2	Adair clay loam	2.10	0.7%		51
		282.96		Wtd Avg	72.3



TRACT 5 L AVENUE CLARINDA, IOWA 51632

Tract 5 consists of 99.5 acres m/l including approximately 95.6 FSA tillable acres carrying a 62 CSR2. Primary soil types on the tillable acres include Sharpsburg and Colo-Judson silty clay loam. Farm includes a pole barn and three grain bins with approximately 27,200 bushels of total storage. Extensive terracing and tile work has been completed over the years (maps available). Tract 5 is located along the east side of L Avenue in Section 19 of Nodaway Township.

TAXES: \$2,204

ERIC LONNEVIK: 515.473.0278 | STEVE BRUERE: 515.240.7500

99.5 ACRES M/L

FARM PROGRAM INFORMATION

Corn: 40.9 base acres with a PLC Yield of 127
Beans: 52.1 base acres with a PLC Yield of 43
Wheat: 1.1 base acres with a PLC Yield of 35
Farm is currently enrolled in ARC-CO. Tract does not contain a wetland.

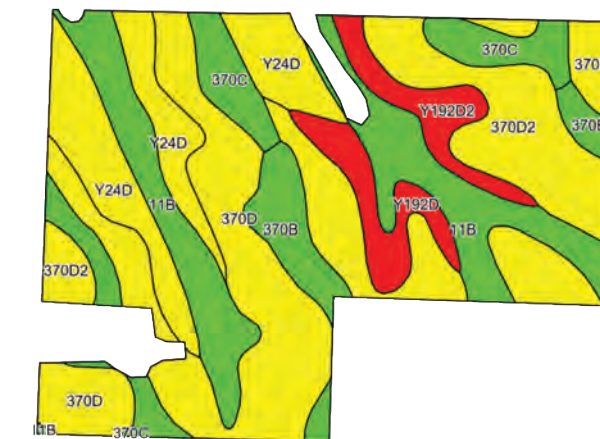
DIRECTIONS

From Clarinda, travel west on Hwy 2/210th St approximately 6 miles. When you reach L Avenue, head north for 1.2 miles. Farm will be on the east side of the road.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370D2	Sharpsburg silty clay loam	22.82	23.9%		54
370D	Sharpsburg silty clay loam	20.81	21.8%		59
11B	Colo-Judson silty clay loams	16.48	17.2%		80
Y24D	Shelby loam	13.58	14.2%		52
370B	Sharpsburg silty clay loam	8.13	8.5%		90
370C	Sharpsburg silty clay loam	5.73	6.0%		82
Y192D	Adair clay loam	4.25	4.4%		31
Y192D2	Adair clay loam	3.80	4.0%		29
		95.6		Wtd Avg	62

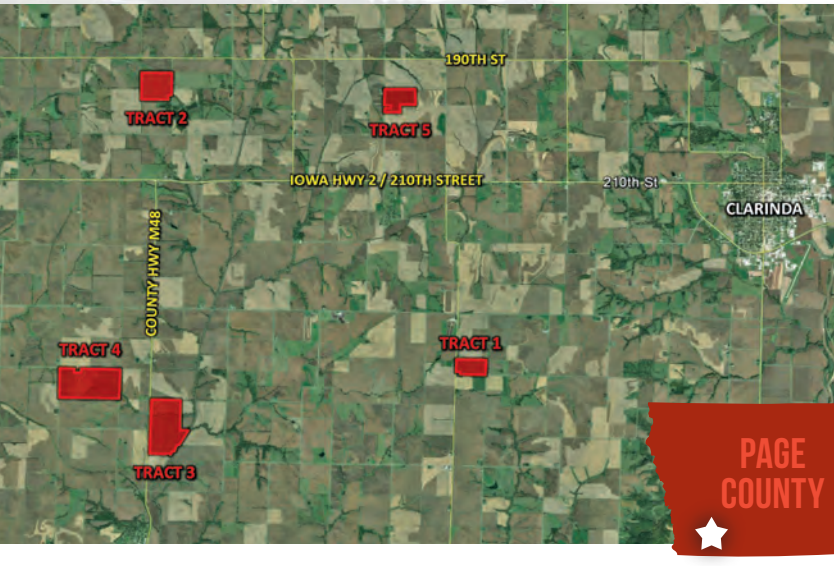


IMPROVEMENTS

(1) MFS grain bin:
20,000-bushel capacity
with 8-inch unload auger

(2) Stormor grain bins:
5,000-bushel capacity
2,200-bushel capacity

**capacities are estimated*



FARMLAND AUCTION

AUCTION TERMS & CONDITIONS

March 28, 2018 | 10:00 AM | Wibholm Hall | 200 S 6th Street | Clarinda, IA 51632

AUCTION METHOD: Farm will be offered in five separate tracts. All bids will be on a price per acre basis.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Page County Farm Service Agency. 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 Page County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 15% 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 Tuesday, May 1st, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Early possession of each tract will be granted upon the full execution of the purchase agreement and successful deposit of the earnest money.

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 abstracts.

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.