## GUTHRIE LAND AUCTION

413 State St ACRES M/L

Thursday, March 29th, 2018 at 10:00 AM **Guthrie County State Bank, Barnett Room** 413 State Street, Guthrie Center, IA 50115











#### DESCRIPTION

Peoples Company is proud to present 118 acres m/l of Guthrie County farmland that will be sold "Absolute" at a live public auction on Thursday, March 29th. Farm includes approximately 97.61 cropland acres carrying a CSR2 of 56.8. Primary soil types include Shelby, Sharpsburg, and Colo silty clay loams. Additionally, there are two separate CRP contracts (CP-1 and CP-4D) with an annual payment of \$8,337 (65.37 acres with an annual payment of \$7,862 enrolled until 2020 and 3.91 acres with an annual payment of \$475 enrolled until 2019). The farm would be a great add-on unit to an existing operation or an affordable purchase for a Beginning Farmer/Investor. This versatile property has a blend of income with future uses including CRP re-enrollment, livestock production, and recreational components with 20 acres m/l of timber draws with a creek bed flowing to the east into Brushy Creek. Property is nestled in Section 29 and 30 of Victory Township in Guthrie County, Iowa. The farm lease has been terminated and will be available for the 2018 crop season.

#### TAXES

\$1,958 annually

#### **LEGAL DESCRIPTION**

The North Half (N  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty (30), the Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section Twentynine (29), all in Township Eighty (80) North, Range Thirty-one (31) West of the 5th P.M., Guthrie County, Iowa. Full legal description to be taken from abstract.

#### FARM PROGRAM INFORMATION

FSA Cropland: 97.61 Acres Corn: 27.6 base acres with a PLC Yield of 112 Farm is currently enrolled in ARC-CO. Wetland Determination has not been completed.

Total CRP: 69.28 Acres
Paying approximately \$8,337 annually

CP1: 65.37 acres paying \$120.22 per acre or approximately \$7,862 annually expiring in 2020

CP4D: 3.91 acres paying \$121.69 per acre or approximately \$475 annually expiring in 2019

#### **DIRECTIONS**

From Guthrie Center, Iowa: Travel north on Iowa Highway 25 for two miles and the property will be located on the right (east) side of Iowa Highway 25. Look for sign.

#### LISTING AGENT:

Matt Adams: 515.423.9235 Matt@PeoplesCompany.com





#### TILLABLE SOILS CSR2



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
Y24E2		34.03	34.9%	Legend	35
370C2	Sharpsburg silty clay loam	25.52	26.1%		80
Y24D2	Shelby clay loam	17.41	17.8%		49
133B	Colo silty clay loam	8.89	9.1%		74
273B	Olmitz loam	3.52	3.6%		89
Y24C2	Shelby clay loam	2.90	3.0%		73
11B	Colo-Judson silty clay loams	2.40	2.5%		80
Y24F2	Shelby clay loam	2.32	2.4%	7	20
370D2	Sharpsburg silty clay loam	0.51	0.5%		54
133B+	Colo silt loam	0.11	0.1%		73
		97.61	Weighte	d Average	56.8

### GUTHRIE COUNTY Absolute Land Auction 118 ACRES M/L



### 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 Guthrie 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 Guthrie County FSA and NRCS offices.

**Earnest 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 Thursday, May 10th, 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.

Auction Details: March 29, 2018 at 10:00 AM, Guthrie County State Bank - Barnett Room, 413 State Street, Guthrie Center, IA



12119 Stratford Dr, Ste B Clive, IA 50325 **PeoplesCompany.com** 

MARCH 2018										
Sun	Mon	Tue	Wed	Thu	Fri	Sat				
0422				1	2	3				
4	5	6	7	8	9	10				
11	12	13	14	15	16	17				
18	19	20	21	22	23	24				
25	26	27	28	29	30	31				

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LANDAUCTION

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**LISTING #14120** 

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