



WARREN COUNTY
FARMLAND AUCTION

400 ACRES M/L

DATE **AUGUST 31, 2018**
FRIDAY, 10:00 AM

LOCATION **AMERICAN LEGION HALL**
105 W 1ST AVENUE
INDIANOLA, IA 50125

FARMS FOR SALE

SELLERS: BECHTEL FAMILY

OFFERED AS 6 TRACTS

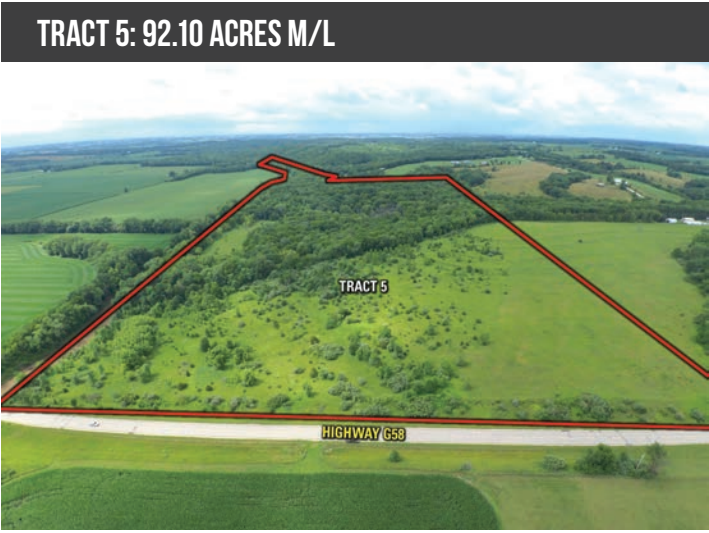
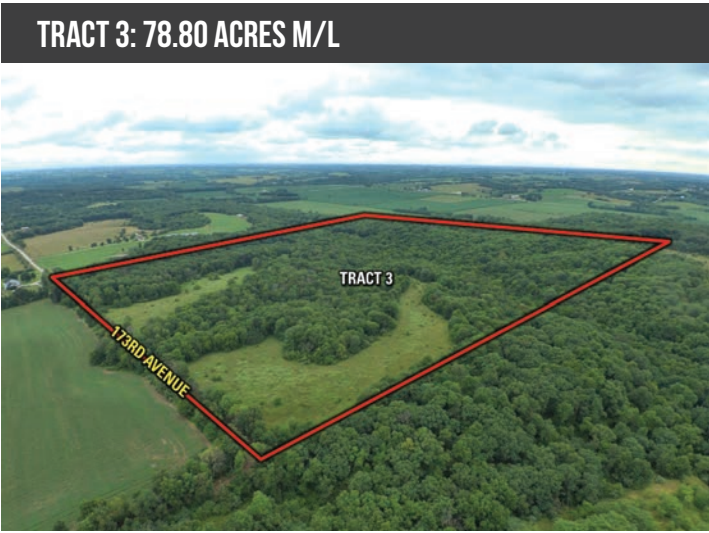
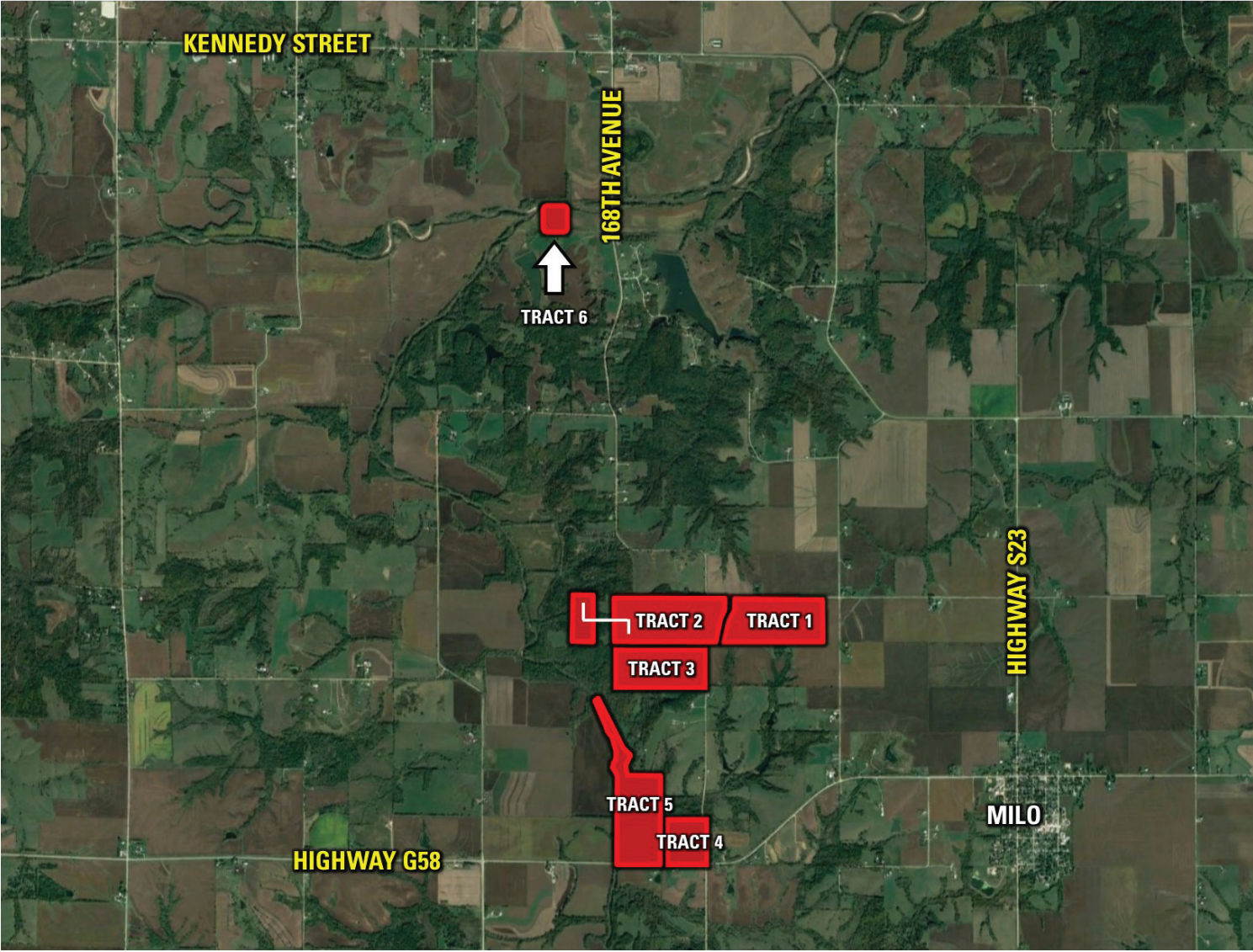
 **PEOPLES**TM
COMPANY
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FARMS FOR SALE

Offering 400 acres m/l of high quality Warren County farmland, recreational land, and executive building sites to be sold in six separate tracts at public auction on Friday, August 31st at 10:00 AM at the American Legion Hall in Indianola, Iowa.



ONLINE BIDDING AVAILABLE

Not able to make it to the live auction, but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



MORE INFORMATION:

For more information, maps, photos, and drone video, please visit our website and look up listing #14219: PeoplesCompany.com



LISTING AGENT:

Mike Nelson
641.223.2300
MikeNelson@PeoplesCompany.com



TRACT 1: 15029 173RD AVENUE, MILO, IA 50166

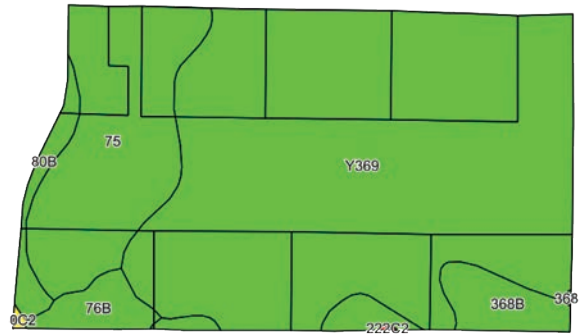
Tract 1 consist of 65.7 acres m/l including approximately 60.69 FSA tillable acres carrying a 83.9 CSR2. Primary soil types include Winterset and Macksburg silty clay loam and Givin silt loam. This farm is located on the southeast corner of the intersection of Nevada Street and 173rd Avenue in Section 14 of Otter Township. *Pending Reconstitution by the Warren County Farm Service Agency.*

DIRECTIONS

From the intersection of Highway S-23 and G-58 in Milo, take Highway S-23 north 1 mile to Nevada Street. Go west on Nevada Street 1.5 miles to 173rd Avenue. The property is on the south side of Nevada Street and on the east side of 173rd Avenue.

TRACT 1 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
Y369	Winterset silty clay loam	44.27	70.6%		83
75	Givin silt loam	11.76	18.8%		86
368B	Macksburg silty clay loam	3.43	5.5%		89
76B	Ladoga silt loam	1.72	2.7%		86
80B	Clinton silt loam	1.45	2.3%		80
80C2	Clinton silt loam	0.08	0.1%		69
		62.71	Weighted Average		83.9



TRACT 3: MILO, IA 50166

78.8 m/l acre farm with 11.89 FSA tillable acres. These two tillable fields have highly productive soils with an average CSR2 of 74.1. This is a great farm that would make an excellent hobby farm, building site, and/or hunting farm. Numerous pond sites and tons of big hardwood timber. There is gravel road access to the SE corner of the farm. *Pending reconstitution be the Warren County Farm Service Agency.*

DIRECTIONS

From Milo, head west out of town on Highway G58 for 2 miles. Turn right onto 173rd Avenue. Follow 173rd Avenue for 1 mile. The farm will sit on the west side of 173rd Avenue. Look for Peoples Company signs.

TRACT 3 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
80C2	Clinton silt loam	7.16	60.2%		69
76B	Ladoga silt loam	4.49	37.8%		86
1313F	Munterville silt loam	0.24	2.0%		5
		11.89	Weighted Average		74.1



TRACT 2: 17304 NEVADA STREET, ACKWORTH, IA 50001

113.6 m/l acres with ranch style home. The secluded brick ranch home features 3 bedrooms, 1.5 bathrooms, full basement, and double garage. The home needs work and is being sold "As Is." The farm has an abundance of beautiful timberland, multiple ponds, and other open fields that were once in crop and hay production. The original cattle working facilities are located on the east side of the farm including older metal buildings and grain bins. This farm also offers premium recreational opportunities. *Pending Reconstitution by the Warren County Farm Service Agency.*

DIRECTIONS

From Milo, head west out of town on Highway G58 for 1 mile. Turn right onto 180th Avenue. Follow 180th Avenue for 1 mile until you reach a 4-way intersection. Turn left onto Nevada Street and follow for 1 mile until you reach the Nevada Street/SE 16th Avenue intersection. The farm will sit on the south side of Nevada Street. Look for Peoples Company signs.



TRACT 4: MILO, IA 50166

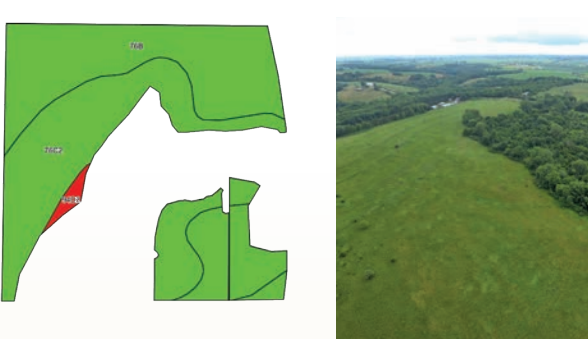
39.9 acre combination farm with highway frontage and several nice building locations to build your dream home. This farm is currently in grass, but many of 22 m/l FSA tillable acres could be put back into crop or hay production. These tillable acres have a high average CSR2 rating of 80. Utilities are located on the south and east roads. *Pending reconstitution be the Warren County Farm Service Agency.*

DIRECTIONS

From Milo, head west out of town on Highway G58 for 2 miles. Turn right onto 173rd Avenue. Follow 173rd Avenue for a quarter mile and the farm will sit on the west side of the road. Look for Peoples Company signs on the south end of the property, along the north side of Highway G58.

TRACT 4 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
76B	Ladoga silt loam	11.83	52.9%		86
76C2	Ladoga silt loam	10.20	45.6%		75
94D2	Mystic-Caleb complex	0.35	1.6%		25
		22.38	Weighted Average		80



TRACT 5: MILO, IA 50166

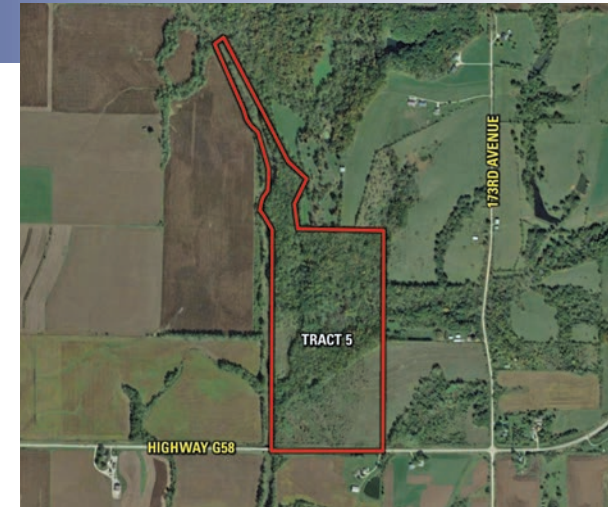
92.1 m/l acre recreational farm has a great mix of habitat with mature hardwood timber, open areas for crop production or food plots, and Otter Creek river access. In the past, 28 m/l FSA tillable acres were used for crops and hay production. These acres have an excellent CSR2 rating of 79.2. This farm also has a nice southern exposure building site with paved highway access and water and electric available at the road. Pending reconstitution be the Warren County Farm Service Agency.

DIRECTIONS

From Milo, head west out of town on Highway G58 for 2 miles. The farm will sit on the north side of Highway G58, just east of Otter Creek. Peoples Company signs will be posted along the north side of Highway G58.

TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
76B	Ladoga silt loam	12.05	43.1%		86
76C2	Ladoga silt loam	5.75	20.6%		75
1541	Quiver-Colo silty clay loams	4.40	15.7%		76
54	Zook silty clay loam	3.14	11.2%		67
Y428B	Ely silty clay loam	2.05	7.3%		88
1313E	Munterville silt loam	0.46	1.6%		25
Y212	Kennebec silt loam	0.06	0.2%		91
51	Vesser silt loam	0.06	0.2%		74
		27.97	Weighted Average		79.2



AUCTION TERMS & CONDITIONS

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

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Warren 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 Warren 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 Friday, October 5th, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of each tract will be granted upon closing.

FARM LEASE: The farm currently has no leases in place. Buyer will take full possession at closing.

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.

LISTING AGENT: Mike Nelson, 641.223.2300, MikeNelson@PeoplesCompany.com

TRACT 6: MILO, IA 50166

10 m/l acres of big timber. Farm is bordered by Warren County public hunting land to the east. Property is accessed by "walk-in" only through county land to the east. Please do no use driveway south of property. Pending reconstitution be the Warren County Farm Service Agency.

DIRECTIONS

From Milo, head north out of town on Highway S23 for 1 mile. Turn left onto Nevada Street and follow for 1.7 miles until you reach SE 16th Avenue. Follow SE 16th Avenue for .3 miles until the road turns into Nebraska Street. Follow Nebraska Street for .5 miles, which will then turn into 168th Avenue. Go 1.8 miles on 168th Avenue and the farm will sit on the west side of the road. Look for Peoples Company signs.





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