

# Union County **LAND AUCTION**

**PC PEOPLES**  
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# 314

*Acres M/L*

- Located Southeast of Arispe, Iowa
- 275.61 Acres Enrolled in CRP
- CSR2 Value of 61.5
- Immediate Returns

*Listing #14228*



## **FRIDAY, AUGUST 3, 2018, 10:00 AM**

Afton "Joy" Community Center - Afton, Iowa



# Union County LAND AUCTION

314  
Acres M/L

FRIDAY, AUGUST 3, 2018, 10:00 AM

Afton "Joy" Community Center  
240 N. Douglas Street, Afton, Iowa

314 acres m/l of prime Union County farmland to be sold at public auction. Located in the Sand Creek township with a CSR2 value of 61.5, this farm offers gently rolling farmland with a number of terraces already in place. 275.61 acres are currently enrolled in the Conservation Reserve Program (CRP) with a combined annual payment of \$49,412. Of the enrolled acres, the contract on 209 acres will expire in 2020, an additional 58.9 acres will expire in 2021, and the remaining 7.71 acre buffer strip will expire in 2027.

This is an opportunity to purchase productive Union County soils with immediate returns. Farm is located at the intersection of Quail Avenue and 270th Street in Section 27 of Sand Creek Township, Union County, Iowa.

## Legal Description

The East Half (E1/2) of Section Twenty-seven (27), Township Seventy-one (71) North, Range Twenty-nine (29) West of the 5th P.M., in Union County, Iowa, subject to a Mineral Deed to Clarence G. Novotny dated October 27, 1948, in Book 321, Page 280 of the Union County Records, for one half of all gas, oil, coal and other minerals in and under said property.

## Farm Details

FSA Cropland Acres: 280.19

Farm is enrolled into the Conservation Reserve Program with a yearly payment total of \$49,412. Conservation Reserve payment will be prorated to date of closing.

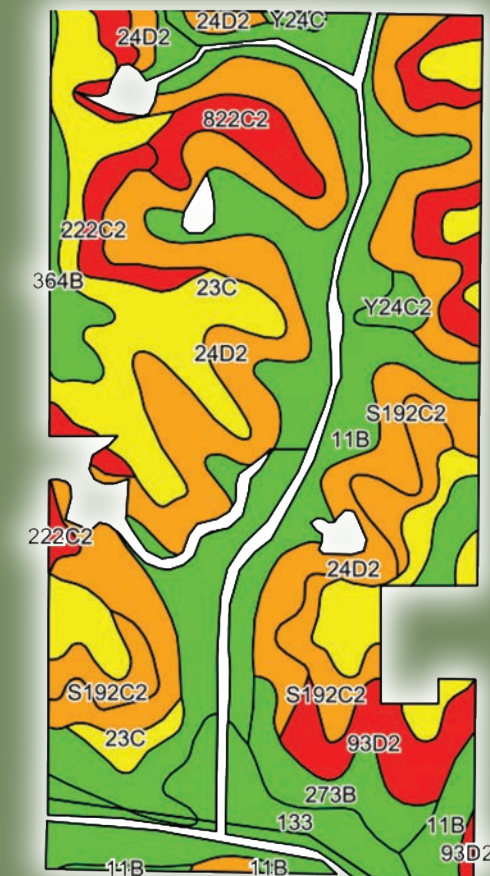
## Directions

From Arispe, travel south on US-169 S. Turn left (east) onto 270th Street. Turn left onto Quail Avenue. The property will be located on your left (west side of the road).



## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2	CSR	NCCPI
24D2	Shelby clay loam	75.46	27.1%		46	48	68
11B	Colo-Ely silty clay loams	67.50	24.3%		82	68	95
23C	Arispe silty clay loam	47.26	17.0%		66	55	82
133	Colo silty clay loam	19.18	6.9%		78	80	95
222C2	Clarinda silty clay loam	17.23	6.2%		34	25	45
S192C2	Adair clay loam	13.79	5.0%		48		60
93D2	Adair-Shelby clay loams	10.66	3.8%		32	25	64
364B	Grundy silty clay loam	8.86	3.2%		72	75	78
273B	Olmitz loam	8.15	2.9%		89	72	98
822C2	Lamoni silty clay loam	7.09	2.6%		38	30	57
Y24C2	Shelby clay loam	2.08	0.7%		73		70
Y24C	Shelby loam	0.71	0.3%		76		87
Weighted Average					61.3	*	77.8



## Auction Terms & Conditions

**Sale Method:** Farm will be offered as one tract. All bids will be on a price per acre amount.

**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 about Tuesday, September 18, 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 the farm will be granted 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 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 the Farm Program Information is subject to change. Base acres are estimated and will be recalculated with FSA office after change of ownership.

**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.

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Listing #14228



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**AUGUST 2018**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			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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