

# Hamilton County Farmland Auction

**76.45  
ACRES M/L**

**OCTOBER 26, 2018**

Friday 10:00 AM

Stanhope  
Community Center  
600 Main St.  
Stanhope, Iowa

## ONLINE BIDDING

From your computer or using  
our mobile bidding app!



Daran Becker: 515.979.3498, [Daran@PeoplesCompany.com](mailto:Daran@PeoplesCompany.com)

Listing #14312

**PeoplesCompany.com**



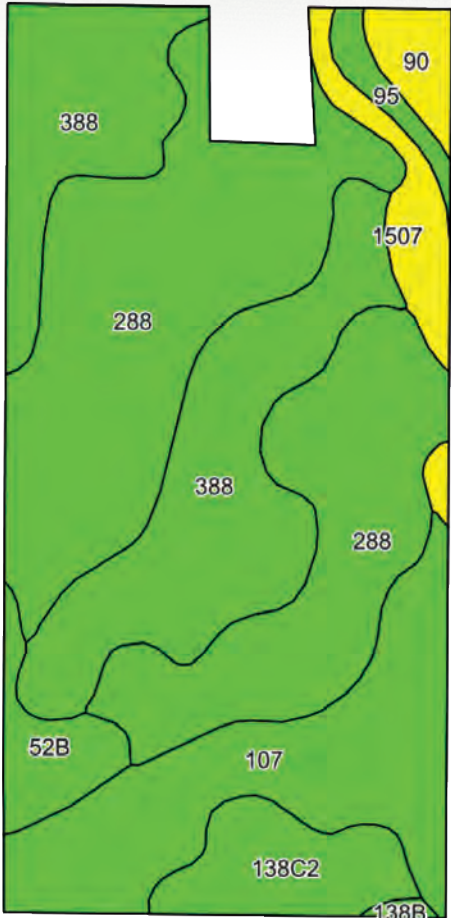
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Tillable Soils - CSR2					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
288	Ottosen clay loam	29.89	41.0%	<div></div>	91
388	Kossuth silty clay loam	19.04	26.1%	<div></div>	86
107	Webster clay loam	11.85	16.2%	<div></div>	86
138C2	Clarion loam	4.09	5.6%	<div></div>	83
1507	Brownton silty clay loam	2.86	3.9%	<div></div>	62
52B	Bode clay loam	2.44	3.3%	<div></div>	91
90	Okoboji mucky silty clay loam	1.55	2.1%	<div></div>	55
95	Harps clay loam	1.05	1.4%	<div></div>	72
138B	Clarion loam	0.20	0.3%	<div></div>	89
Weighted Average					86.3



ABOUT THE FARM

Peoples Company is proud to offer 76.45 acres of prime Hamilton County farmland to be sold at auction on Friday, October 26th. The auction will be held at the Stanhope Community Center at 10:00 AM. This farm is located just 3/4 miles east of Stanhope on the south side of Highway 175. It has 72.97 FSA tillable acres with a CSR 2 of 86.3 and is open for the 2019 crop year.

LEGAL DESCRIPTION

East Half (E 1/2) Northeast Quarter (NE 1/4) Except Parcel D Section 8 Township 86 North Range 25 West of the 5th PM

FARM DETAILS

Total FSA Cropland: 72.97 acres  
Corn: 36.69 base acres, PLC yield of 140  
Soybeans: 36.28 base acres, PLC yield of 42

DIRECTIONS

From the South: Take I-35 North to Exit 128 toward Randall/Stanhope. Turn West onto 380th St./Long St. and travel approximately 3 miles and stay right on the curve and go North on Highway 69. Stay on Highway 69 for approximately 3 miles and turn West onto IA-175. Then, travel approximately 7 miles on IA-175 and the farm sits on the Southwest corner of IA-175 and Kantor Ave.

From the North: Take I-35 South to Exit 133 for IA-175 toward Jewell/Eldora. Go West on IA-175/330th St. for approximately 3.6 miles and turn South onto Highway 69. Go South for approximately 2 miles on Highway 69 and turn West onto IA-175. Then, travel approximately 7 miles on IA-175 and the farm sits on the Southwest corner of IA-175 and Kantor Ave.

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12119 Stratford Dr, Ste B  
Clive, IA 50325  
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# AUCTION TERMS & CONDITIONS

**Sale Method:** Property will be offered as one individual tract. All bids will be on a price per acre basis.

**Farm Program Information:** Farm Program Information is provided by the Hamilton 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 Hamilton County FSA and NRCS offices.

**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 Thursday, November 29, 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, subject to tenant's rights.

**Farm Lease:** The current farm lease has been terminated. Farm will be open for the 2019 season.

**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.

**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.