

ADAMS COUNTY

LAND AUCTION

LISTING
#14331

XAVIER AVENUE & 120TH ST | CRESTON, IA 50801

150 ACRES
M/L

10:00 AM
NOVEMBER 9TH

SUPERTEL INN & CONFERENCE CENTER
800 LAUREL STREET
CRESTON, IOWA 50801



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LAND AUCTION

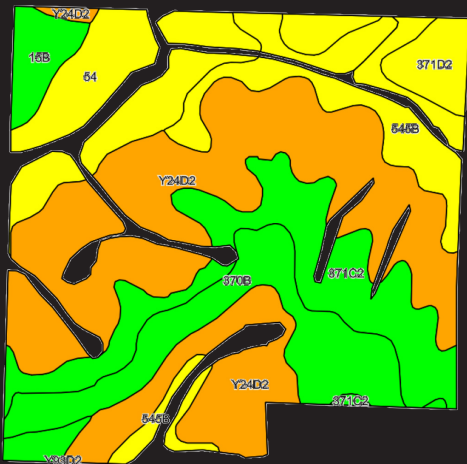
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DESCRIPTION

Offering 150 acres m/l of productive Adams County farmland located just southwest of Orient, Iowa to be sold at public auction on Friday, November 9th, 2018. The auction will take place at 10:00 AM and to be held at the Supertel Inn & Conference Center in Creston, Iowa. The farm consists of approximately 133.59 FSA tillable acres carrying a 63.9 CSR2. Primary soil types on this tract include Shelby and Sharpsburg clay loam. The East Nodaway River flows through the northwest corner of the property. Farming rights for 2019 will be made available to winning bidder. The property is located in Section 12 of Colony Township in Adams County, Iowa.



DIRECTIONS

From Orient, Iowa: Travel south on Iowa Highway 25 for 5 miles until reaching 120th Street. Turn right (west) on 120th Street for 3.5 miles until reaching Xavier Avenue. The property will be located on the northwest corner of the intersection of Xavier Avenue and 120th Street. Look for signs.

FARM DETAILS

FSA Cropland: 133.59 acres
Corn: 109.55 base acres with a PLC Yield of 117
Soybeans: 12.96 base acres with a PLC Yield of 35
Farm is enrolled in ARC-CO.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent	Legend	CSR2	CSR
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	53.40	40.0%	<div></div>	49	
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	22.05	16.5%	<div></div>	79	64
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	16.08	12.0%	<div></div>	90	87
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.05	12.0%	<div></div>	67	70
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	15.80	11.8%	<div></div>	63	52
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	6.14	4.6%	<div></div>	53	54
15B	Olmitz-Ely-Zook complex, 2 to 5 percent slopes	4.07	3.0%	<div></div>	82	64
Weighted Average					63.9	

ADDITIONAL INFO

A transmission line easement with Iowa Power and Light Company is located within a strip of land 150 feet in width. Contact Agent for details.



AUCTION TERMS AND 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 Cass County Farm Service Agencies (Farm Operator holds program information in Adair County). 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 Cass 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 good check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or about Friday, January 11th, 2019. 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 winning 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.

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PEOPLES COMPANY.COM

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CLIVE, IA 50325

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MATT ADAMS

515.423.9235
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