

CASS COUNTY

LAND AUCTION

LISTING
#14332

IA HWY 148 / 750TH ST | MASSENA, IA 50853



2:00 PM
NOVEMBER 9TH

CUMBERLAND COMMUNITY BUILDING
200 E. 2ND STREET
CUMBERLAND, IOWA 50843

221 ACRES
M/L



MATT ADAMS | 515.423.9235 | MATT@PEOPLESCOMPANY.COM

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DIRECTIONS

Farm is located on the south side of Massena, Iowa just west of Iowa Highway 148.



DESCRIPTION

Offering 221 acres m/l of productive Cass County farmland located just south of Massena, Iowa to be sold at public auction on Friday, November 9th, 2018. The auction will take place at 2:00 PM and to be held at the Cumberland Community Building in Cumberland, Iowa. The farm consists of approximately 183.73 FSA tillable acres carrying a 55.1 CSR2. Primary soil types on this tract include Colo, Shelby, and Zook silty clay loam. The West Nodaway River meanders through the property from the east flowing to the west. Farming rights for 2019 will be made available to winning bidder. The property is located in Section 33 of Massena Township & Section 4 of Victoria Township.

FARM DETAILS

Total FSA Cropland: 183.73 acres
Corn: 90.84 base acres with a PLC yield of 113
Soybeans: 90.84 base acres with a PLC yield of 33
Farm is enrolled in ARC-CO.

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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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12119 STRATFORD DR, STE B
CLIVE, IA 50325

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