Clarke County
FARMLAND AUCTION
Listing #14416

AUCTION DETAILS

TRACT 1

61.78
ACRES M/L

THE MEETING PLACE
1003 N. MAIN STREET
OSCEOLA, IA 50213

FRIDAY
MARCH 1ST, 2019
10:00 AM

LISTING AGENT

DARAN BECKER
515.979.3498
DARAN@PEOPLESCOMPANY.COM

TRACT 2

40
ACRES M/L

TRACT 3

80
ACRES M/L
**AREDON BECKER | 515.979.3498 | DARAN@PEOPLESCOMPANY.COM**

**Clarke County FARMLAND AUCTION**

**DESCRIPTION**

Peoples Company is excited to offer 181.78 acres m/l of high quality tillable ground and excellent pasture to be sold at public auction on March 1st at the Meeting Place in Osceola, Iowa at 10:00 AM. The farms will be sold in three individual tracts. The farm leases have been terminated and will be open for the 2018 season. Tract 1 features 51.78 acres m/l with a tillable CSR2 of 71.5. Tracts 2 & 3 total 120 acres m/l of high quality pasture and recreational ground. There are multiple building sites on these farms with easy access to water and electric. Come take a look.

**FARM DETAILS**

**TRACT 1**

**FSA Cropland: 55.26 acres**

Core: 27.15 base acres with a PLC Yield of 57

Soybeans: 27.15 base acres with a PLC Yield of 40

**Legend**

- 22.25 Grundy silty clay loam, 2 to 5 percent slopes
- 6.2% Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded
- 62 Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded

**Code**

- 222C2 Grundy silty clay loam, 2 to 5 percent slopes
- 23C2 Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded
- 2364B Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded

**Percent of Field**

- 33.8%
- 37.7%
- 34.3%

**CSR2**

- 72
- 87
- 87

**Weighted Average: 71.5**

**TRACT 2**

**FSA Cropland: 40 acres**

Core: 21.75 base acres with a PLC Yield of 57

Soybeans: 21.75 base acres with a PLC Yield of 40

**Legend**

- 12.01 Grundy silty clay loam, 0 to 2 percent slopes
- 6.2% Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded
- 31.8% Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded

**Code**

- 3418 Grundy silty clay loam, 0 to 2 percent slopes
- 341C2 Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded

**Percent of Field**

- 48.9%
- 37.1%
- 13.8%

**CSR2**

- 83
- 87
- 87

**Weighted Average: 83**

**TRACT 3**

**FSA Cropland: 90 acres**

Core: 44.5 acres with a PLC Yield of 57

Soybeans: 44.5 acres with a PLC Yield of 40

**Legend**

- 62.5 Grundy silty clay loam, 2 to 5 percent slopes
- 6.2% Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded
- 62 Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded

**Code**

- 2618 Grundy silty clay loam, 2 to 5 percent slopes
- 364B Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded

**Percent of Field**

- 59.8%
- 16.8%
- 23.5%

**CSR2**

- 70
- 70
- 70

**Weighted Average: 70**

**AUCTION TERMS & CONDITIONS**

*Sole Method: The property will be offered in three individual tracts. Tracts will be sold on a price per acre basis.\

Farm Program Information: Farm Program Information is provided by the Clarke County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company, Inc. However, Farm Program information includes acres, crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Clarke 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 April 16, 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.

Farm Lease: The current farm lease has been terminated. Farms will be open for the 2018 season.

Contingent 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.

Dilation: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold as an “As is - Where is” basis with no warranties, express 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 have reviewed all information in completing the auction sales transaction. Any representations made during an auction 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 without prior approval of the Seller. 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. Detailed farm data, tillable acres, etc., may vary from figures stated in the marketing material. Buyer should perform their own investigation of the property prior to bidding at the auction. The final legal descriptions in the marketing material shall not be used as legal documents. Final legal descriptions will be taken from the deed.

Orders Protocol: 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.

Don’t miss out on an incredible opportunity! Don’t miss the opportunity to own one of these fantastic farms. The farms will have a 10% earnest money deposit on the day of the auction and the balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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**Brokers Protected:** All brokers are protected by applicable laws and regulations. Brokers must register with Peoples Company at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.
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FARMLAND AUCTION

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