

Clarke County

# FARMLAND AUCTION

Listing  
#14416

## AUCTION DETAILS

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@PEOPLES COMPANY.COM



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R  
A  
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T  
1

61.78

ACRES M/L

T  
R  
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T  
2

40

ACRES M/L

T  
R  
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T  
3

80

ACRES M/L



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Listing  
#14416

## 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 2019 season. Tract 1 features 61.78 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.



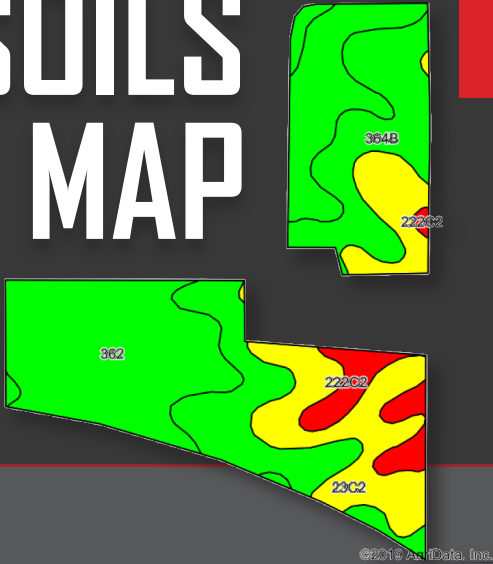
## FARM DETAILS

FSA Cropland: 55.26 acres  
Corn: 27.15 base acres with a PLC Yield of 97  
Soybeans: 27.15 base acres with a PLC Yield of 40

DARAN BECKER | 515.979.3498 | [DARAN@PEOPLES COMPANY.COM](mailto:DARAN@PEOPLES COMPANY.COM)

# TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
364B	Grundy silty clay loam, 2 to 5 percent slopes	17.58	31.8%		72
362	Haig silt loam, 0 to 2 percent slopes	22.25	40.3%		83
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	12.01	21.7%		62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.43	6.2%		28
Weighted Average					71.5



## AUCTION TERMS & CONDITIONS

**Sale 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, however, Farm Program Information, base acres, total 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. 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.

## TRACT 1

Tract 1 consists of 61.78 acres m/l of high quality tillable ground located approximately 1 mile east of the Osceola City Limits. There are 55.26 acres of FSA tillable ground carrying a CSR2 of 71.5 with primary soil types of Grundy and Haig. There is also approximately 7 acres of fenced pasture on this tract with a CSR2 of 53.6, and would require a sod bust plan in order to be placed into row crop production.

Buyer's pay attention here, there is a limited amount of 70+ CSR2 farmland in Clarke County and we have some of the best for sale right here. Don't miss out on an incredible opportunity!



## TRACT 2

Tract 2 consists of 40 acres m/l of high quality pasture ground located just 2 miles northeast the Osceola city limits. This property features a windmill and 45 foot well for watering your livestock. There is also a small creek that runs through the southeast corner of the property for an additional water source although additional water is not needed.

This tract has a 40.8 CSR2 and will produce a high volume of grass. This location would also make an excellent building site with electric and rural water running past the property and excellent views of the rural landscape. The corral in the corner is not included in the sale.



## TRACT 3

Tract 3 consists of 80 acres m/l of high quality pasture/hunting ground located approximately 1.5 miles northeast from the Osceola City limits. This farm has great building potential with rural water on-site and electric running past the property. The cattle waterer's are hooked up to rural water (SIRWA). This tract is an excellent grass producer with a 44.5 CSR2 and has plenty of shade.

The south side of the farm has good stand of trees with several cedar thickets for wildlife cover. The deer and turkey are abundant and use the cedars as their primary bedding area. If you are looking for a place to build with lots of room for livestock and recreation you have to see this property.





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**MARCH | 10:00 AM**

S	M	T	W	Th	F	S
					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						

