

- CLARKE COUNTY, IOWA -

LAND AUCTION

DARAN BECKER | 515.979.3498 | DARAN@PEOPLES COMPANY.COM



116

- ACRES M/L -

TRACT 1: 44 ACRES M/L



TRACT 2: 72 ACRES M/L



- TO BE SOLD IN TWO TRACTS -

DATE

FRIDAY
MARCH 15TH, 2019
2:00 PM

LOCATION

THE MEETING PLACE
1003 NORTH MAIN STREET
OSCEOLA, IOWA 50213

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DESCRIPTION

Peoples Company is excited to offer 116 m/l acres of Clarke County, IA farmland to be sold at public auction March 15th, 2019 at The Meeting Place in Osceola, IA at 2:00 pm. The farm will be sold in two separate tracts. The farm leases have been terminated and will be open for the 2019 season. Tract 1 consists of 44 acres m/l of high quality tillable ground and tract 2 consists of 72 acres m/l of high quality tillable and recreational ground. The farms are located just a mile North of Osceola off of Highway 69.

FARM DETAILS

FSA Cropland: 98.09 acres

Corn: 40.8 base acres with a PLC Yield of 94

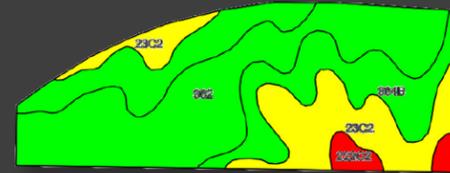
Soybeans: 23.9 base acres with a PLC Yield of 32

TRACT 1

Tract 1 consists of 44 acres m/l of high quality tillable ground located 1 mile north of Osceola, IA on the southwest corner of Highway 69 and Starline Avenue. This farm has 43.68 FSA tillable acres carrying a 72.4 CSR2. Primary soil types are Haig, Grundy, and Arispe. This farm is too good to pass up.

TILLABLE SOILS MAP - TRACT 1

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam, 0 to 2 percent slopes	17.77	40.4%		83
364B	Grundy silty clay loam, 2 to 5 percent slopes	14.23	32.3%		72
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	10.26	23.3%		62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.74	4.0%		28
					Average 72.4

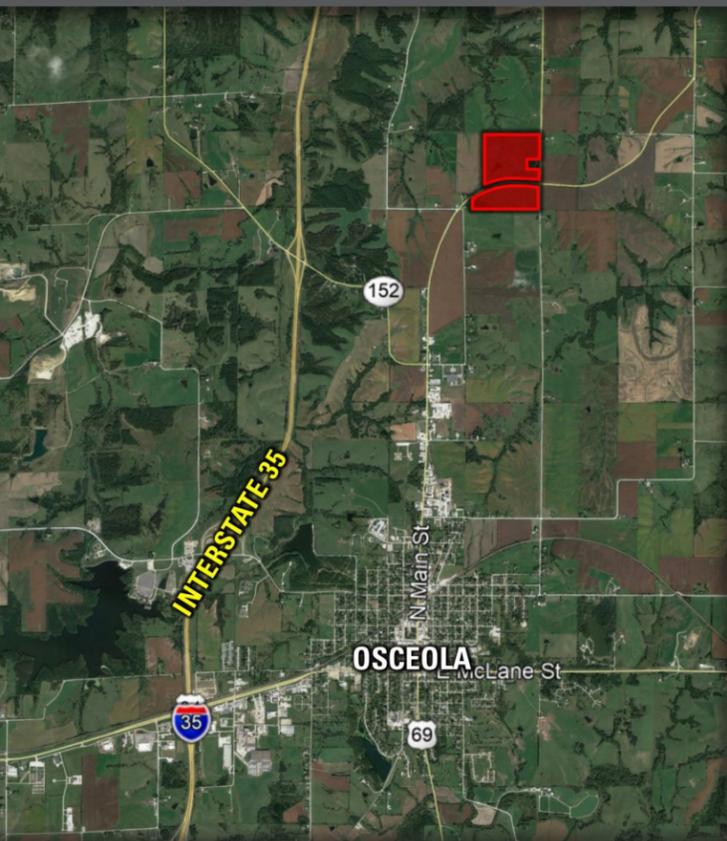
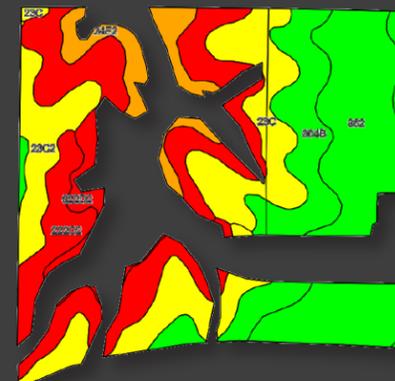


TRACT 2

Tract 2 consists of 72 acres m/l located 1 mile north of Osceola on the northwest corner of Highway 69 and Starline Avenue. This tract is a combination of high quality tillable ground and timbered draws with a large 1.7 acre pond located just off the highway. There are 56.24 tillable acres per FSA with a CSR2 of 55.6. Primary soil types are Grundy, Haig, and Arispe. This farm would make an excellent building site with frontage on both Highway 69 and Starline Ave. as well as rural water and electric at the road.

TILLABLE SOILS MAP - TRACT 2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam, 0 to 2 percent slopes	13.21	23.5%		83
364B	Grundy silty clay loam, 2 to 5 percent slopes	9.08	16.1%		72
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	8.84	15.7%		11
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.27	14.7%		62
23C	Arispe silty clay loam, 5 to 9 percent slopes	6.67	11.9%		66
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.66	11.8%		28
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	3.51	6.2%		40
					Average 55.6



AUCTION TERMS & CONDITIONS

Sale Method: The property will be offered in two 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 26, 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 is open for the 2019 season.

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.

LISTING #14417

116

ACRES M/L

MARCH

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						

2:00 PM

THE MEETING PLACE
1003 NORTH MAIN STREET
OSCEOLA, IOWA 50213



113 West Salem Avenue
Indianola, IA 50125

PeoplesCompany.com

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