

LAND AUCTION BUCHANAN COUNTY

LISTING #14430

109.2

ACRES M/L

OWNER **M&D SEAMANS FAMILY TRUST**

DATE

TUESDAY
MARCH 19, 2019
10:00 AM

LOCATION

ROWLEY COMMUNITY CENTER
109 ELY STREET
ROWLEY, IOWA 52329

AGENT

TRAVIS SMOCK
319.361.8089
TRAVIS@PEOPLES COMPANY.COM



TRACT 1 | 56.52 ACRES M/L



TRACT 2 | 52.68 ACRES M/L



LAND AUCTION BUCHANAN COUNTY

DESCRIPTION

Offering 109.2 acres m/l of high quality Buchanan County, Iowa farmland to be sold at public auction on Tuesday, March 19, 2019 at the Rowley Community Center in Rowley. The farm will be offered in two tracts through the “Buyer’s Choice” sales method.

Tract 1 consists of 56.52 acres m/l of which 52.7 acres are FSA tillable and carry a CSR2 of 88.4. Soil types include Readlyn, Clyde–Floyd, and Kenyon Loams. Tract includes 1.01 acres enrolled in the Conservation Reserve Program until 2025 with an annual payment of \$391. Farming rights are open for 2019 and early possession will be available to the winning bidder. Farm is located in Section 1 of Homer Township, Buchanan County, Iowa

Tract 2 consists of 52.68 acres m/l of which 49.42 acres are FSA tillable and carry a CSR2 of 87.0. Soil types include Readlyn, Clyde–Floyd, and Kenyon Loams. Building site could be cleaned up adding an additional 0.53 acres m/l of 90+ CSR2 tillable land. Farming rights are open for 2019 and early possession will be available to the winning bidder. Farm is located in Section 6 of Cono Township, Buchanan County, Iowa.

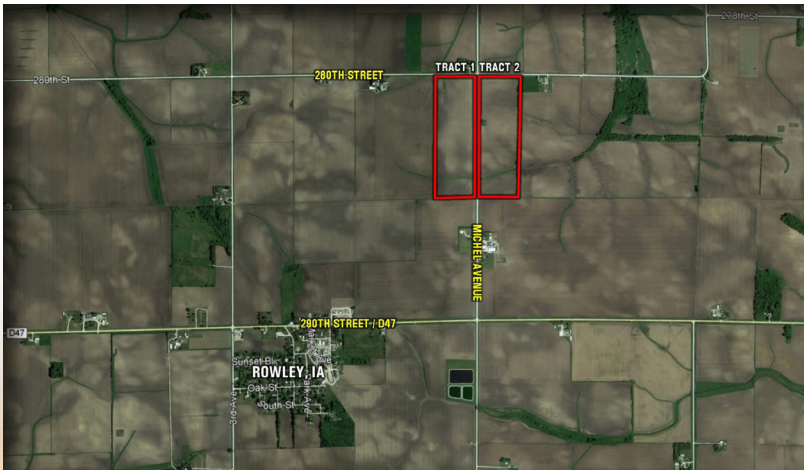
FARM PROGRAM DETAILS

Total Base Acres: 102.12
Corn Base: 90.50 Base Acres
Bean Base: 11.62 Base Acres

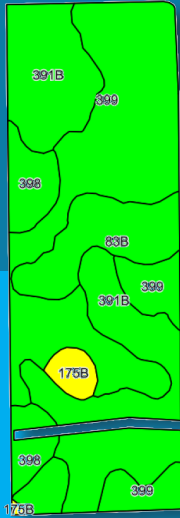
Tract 1 contains 1.01 Acres of CRP enrolled into a CP8A program expiring in 2025 and paying \$391 annually.

DIRECTIONS

From Rowley: Travel east on 290th Street/ County Road D47 for 1/2 mile to Michel Avenue. Head north on Michel Avenue for 1/2 mile. Tract 1 is located on the west side of the road and Tract 2 is located along the east side of the road.



TRACT 1

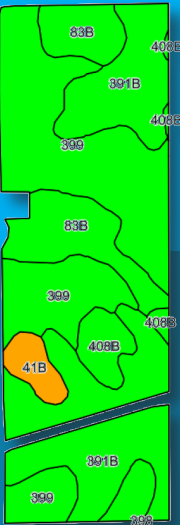


Code	Soil Description	Acres	Percent of Field	Legend	CSR2
399	Readlyn silt loam, 1 to 3 percent slopes	23.52	45.5%		91
391B	Clyde–Floyd complex, 1 to 4 percent slopes	17.21	33.3%		87
83B	Kenyon loam, 2 to 5 percent slopes	5.63	10.9%		90
398	Tripoli clay loam, 0 to 2 percent slopes	4.04	7.8%		90
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.29	2.5%		50
Weighted Average					88.5

TILLABLE SOILS MAPS

TRACT 2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
399	Readlyn silt loam, 1 to 3 percent slopes	20.81	42.1%		91
391B	Clyde–Floyd complex, 1 to 4 percent slopes	17.32	35.0%		87
83B	Kenyon loam, 2 to 5 percent slopes	7.38	14.9%		90
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.32	4.7%		74
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.59	3.2%		39
Weighted Average					87



AUCTION TERMS & CONDITIONS

Auction Method: Farm will be offered in two individual tracts and will be offered through the auction method of ‘Buyer’s Choice’. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Buchanan 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 Buchanan 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 the Trust Account of Craig Wilson & Flickinger, Attorneys At Law.

Closing: Closing will occur on or about Friday, April 19, 2019. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Early possession of each tract will be allowed once the 10% earnest money payment has been deposited and proof of liability insurance is provided by the Buyer.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 season. CRP payment on Tract 1 will be prorated to the date of closing.

Fall Tillage Payment: Fall tillage has been completed on each tract. A payment of \$24/acre will be due from the Buyer(s) at closing for work completed. Tract 1 tillage payment due is \$1,240.56 and the Tract 2 payment due is \$1,186.08.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Craig Wilson & Flickinger, Attorneys at Law 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 in order 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.

BUCHANAN COUNTY #14430 LAND AUCTION

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						

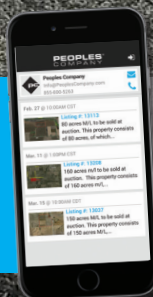
10:00 AM CENTRAL

ROWLEY COMMUNITY CENTER
109 ELY STREET
ROWLEY, IOWA 52329



2300 Swan Lake Blvd, Ste 300
Independence, IA 50644

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ONLINE BIDDING

Not able to make it to the live auction, but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.