

BOONE COUNTY, IA

LAND AUCTION

LISTING #14445

MATT ADAMS | 515.423.9235 | MATT@PEOPLES COMPANY.COM



57.45 ACRES M/L



DATE

**WEDNESDAY
MARCH 27, 2019
10:00 AM**

LOCATION

**VFW BUILDING
815 KEELER ST
BOONE, IA 50036**

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DESCRIPTION

Offering 57.45 acres m/l of productive Boone County farmland located just northeast of Ogden, Iowa and west of Boone, Iowa to be sold at public auction on Wednesday, March 27th, 2019. The auction will take place at 10:00 AM and to be held at the VFW Building in Boone, Iowa.

The farm consists of approximately 56.03 FSA tillable acres carrying a 83.2 CSR2 and are designated as NHEL (Non Highly Erodible Land) by the FSA and NRCS offices. Primary soil types on this tract include Canisteo and Lester loam. This tract would also provide a great opportunity for a potential building site that backs up to mature hardwood timber and a stones throw away from the always impressive Des Moines River valley. Property has great access from the west on paved road H Avenue / County Road P70 and from the south on "Old Highway 30" or County Road E41 / 216th Drive. Rural Water is provided by Xenia Rural Water and an 8" water line has been installed on the west side of J Avenue.

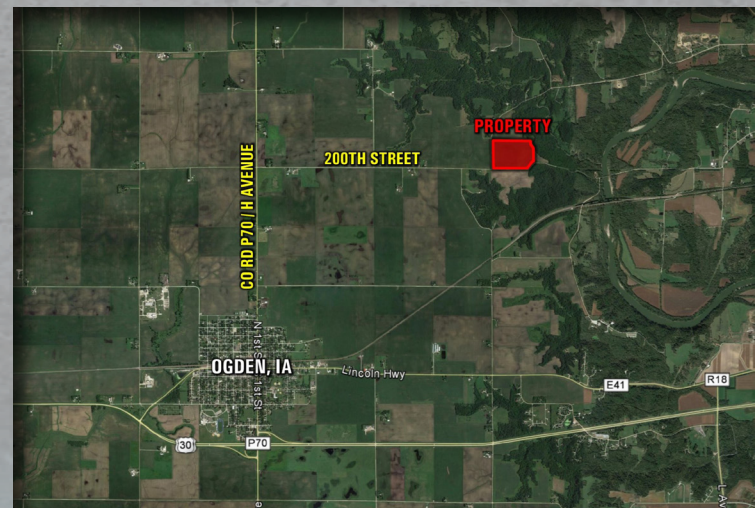
This would be a great add on property for an existing farming operation, an affordable sized tract for a beginning farmer or landowner, or a property for someone wanting to diversify their portfolio. This particular area of Boone County is known for its beautiful scenery with the Des Moines River corridor just to the east of the property. Farming rights for 2019 will be made available to winning bidder and possession will be given upon a successful sale and deposit of earnest money. The property is located in Section 22 of Yell Township in Boone County, Iowa.

FARM DETAILS

FSA Cropland: 56.03 acres
Corn: 38.8 base acres with a PLC Yield of 158
Soybeans: 16.6 base acres with a PLC Yield of 50
Farm is enrolled in ARC-CO.

DIRECTIONS

From Ogden, Iowa: Travel north out of town on H Avenue for 1 mile until reaching 200th Street. Turn right (east) on 200th Street for 2 miles until reaching J Avenue. The property will be located on the northeast corner of J Avenue and 200th Street. Look for sign.



WEDNESDAY | **MARCH 27, 2019** | 10:00 AM

VFW BUILDING | 815 KEELER STREET | BOONE, IA

FOR ADDITIONAL INFO

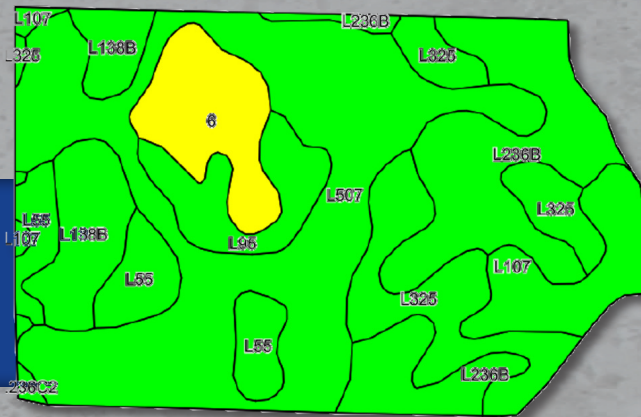
PEOPLES COMPANY.COM
LISTING #14445



LAND FOR SALE

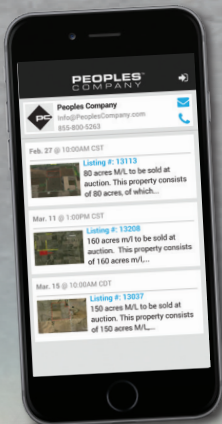
TILLABLE SOILS MAP

83.2 CSR2



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.55	34.9%		87
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	10.29	18.4%		85
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	7.14	12.7%		78
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.27	7.6%		88
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.06	7.2%		59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.90	7.0%		88
L55	Nicollet loam, 1 to 3 percent slopes	3.72	6.6%		91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.94	5.2%		75
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.16	0.3%		77

Weighted Average **83.2**



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.



AUCTION TERMS & CONDITIONS

Auction 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 Boone 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 Boone 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 Friday, May 3rd, 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 given immediately to Successful Bidder and upon receipt / deposit of Earnest Money.

Farm Lease: The farm lease is 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 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.

MARCH						
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31						
10:00 AM						

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815 KEELER STREET
 BOONE, IOWA 50036

SELLER
LORA BESSE

CONTACT
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