

80 Acres M/L

FARMLAND AUCTION

STORY COUNTY, IOWA

SELLER: THE ESTATE OF BERVA D. DOOLITTLE-MILLS

- Family owned since the 1890's -

Matt Adams: 515.423.9235

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DATE

JUNE 13, 2019

THURSDAY, 10:00 AM

LOCATION

FAIRVIEW LODGE

GROVE AVENUE

STORY CITY, IA 50248

FARMLAND AUCTION

80 Acres M/L in Story County, Iowa

ABOUT THE FARM

High quality farm located in strong farming area! Offering 80 acres m/l of productive Story County farmland to be sold at public auction. The auction will take place on Thursday, June 13th, 2019 at 10:00 AM and to be held at the Fairview Lodge in Story City, Iowa.

A rare opportunity to own this farm as it's been family owned since the 1890's and hasn't been on the open market since.

The farm is located just south of Story City, Iowa and consists of 74.15 FSA tillable acres with a CSR2 value of 87.5. Primary soil types include Kossuth Silty Clay Loam, Ottosen Clay Loam, and Clarion Loam. This tract would be a great add on to an existing farming operation or a Buyer wanting to diversify their portfolio. Several grain marketing options nearby with both ethanol plants and grain elevators / cooperatives. The farm is currently leased for the 2019 crop year and the Winning Bidder will receive a credit for the 2019 cash rent prorated to the Closing Date. Contact agent for details. This property is conveniently situated just minutes away from the cities of Story City and Roland and easy access to Interstate 35 and US Hwy 69. The property is located on the northwest corner of 150th Street and 560th Avenue in Section 25 of Lafayette Township in Story County, Iowa

DIRECTIONS

From Story City, Iowa: Travel south on Hillcrest Drive / Co Rd R61 for 1.5 miles. Road will turn into 560th Avenue and continue for 1.5 miles until property. Property is located on the west (right) side of the road. Look for signs.



FARM PROGRAM INFORMATION

FSA Cropland Acres: 74.15

Corn: 51.60 Base Acres with a PLC Yield of 164

Soybeans: 22.55 Base Acres with a PLC Yield of 45

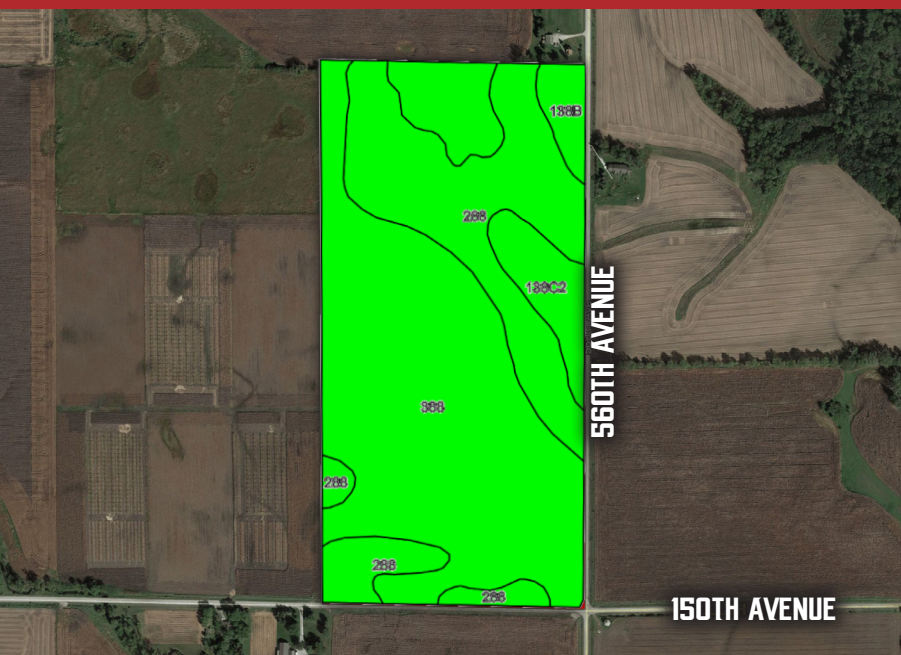
Farm is enrolled in ARC-CO



Tillable Soils Map

CODE	SOIL DESCRIPTION	ACRES	PERCENT OF FIELD	LEGEND	CSR2
388	Kossuth silty clay loam	43.94	59.3%		86
288	Ottosen clay loam	23.82	32.1%		91
138C2	Clarion loam	4.26	5.7%		83
138B	Clarion loam	2.13	2.9%		89

Weighted Average **87.5**



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 Story County Farm Service Agencies.

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, July 26th, 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 at Closing, Subject to Tenants Rights.

Farm Lease: Farm has been leased for 2019. (Lease term March 1, 2019 through February 28th, 2020). Winning Bidder to receive a credit for 2019 cash rent at Closing and prorated to the day of closing.

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.

JUNE

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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						

10:00 AM

Location

FAIRVIEW LODGE
GROVE AVENUE
STORY CITY, IA 50248

Seller

THE ESTATE OF BERVA D.DOOLITTLE-MILLS

Attorney

JIM P. ROBBINS
BOONE, IOWA

Contact

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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.

