BUCHANAN COUNTY LAND AUCTION

SELLER: SARAH J. CARSON TRUST

TUESDAY, JULY 23 // 10:00 AM
ST. PATRICK’S PARISH CENTER - WINTHROP, IOWA

LISTING #14560

106 ACRES M/L

TRAVIS SMOCK: 319.361.8089
TRAVIS@PEOPLES COMPANY.COM
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 Buchanan County Farm Service Agency.

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, August 23rd, 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 the 2nd half rent payment Due December 1, 2019. Contact Agent for details.

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 announcements are at the sole discretion of the Auctioneer. No abstinence 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 cited within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The best legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.

For more information visit peoplescompany.com // Listing #14560
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LOCATION
ST. PATRICK’S PARISH CENTER
544 1ST STREET SOUTH
WINTHROP, IOWA 50682

CONTACT
TRAVIS SMOCK // 319.361.8089 // TRAVIS@PEOPLESCOMPANY.COM

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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.