

# BUCHANAN COUNTY LAND AUCTION

SELLER: SARAH J. CARSON TRUST

LISTING #14560



**106**  
ACRES M/L

TRAVIS SMOCK: 319.361.8089  
TRAVIS@PEOPLES COMPANY.COM

**TUESDAY, JULY 23 // 10:00 AM**

ST. PATRICK'S PARISH CENTER - WINTHROP, IOWA

 **PEOPLES<sup>TM</sup>**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



# BUCHANAN COUNTY LAND AUCTION

PROPERTY ADDRESS // 220TH STREET // WINTHROP, IOWA



## ABOUT THE FARM

High quality Buchanan County farm to be sold via public auction! Offering 106 acres m/l comprised of nearly 100% tillable land located just east of Winthrop, Iowa in a strong farming area. The auction will take place on Tuesday, July 23rd at 10:00 AM and will be held at St. Patrick's Parish Center in Winthrop.

The farm consists of 104.52 FSA tillable acres carrying a CSR2 of 87.3, which is well above the 75.8 CSR2 county average. Primary soil types include Clyde-Floyd and Kenyon Loams. Over 13,500 feet of drainage tile has been installed since 1998. The farmland is currently leased for the 2019 crop year and the Winning Bidder will receive the second half cash rent due on December 1. Contact agent for details. The property is conveniently situated along "Old Highway 20" with additional road frontage along Taylor Avenue. The farm is located in Sections 31 & 32 of Fremont Township, Buchanan County, Iowa.

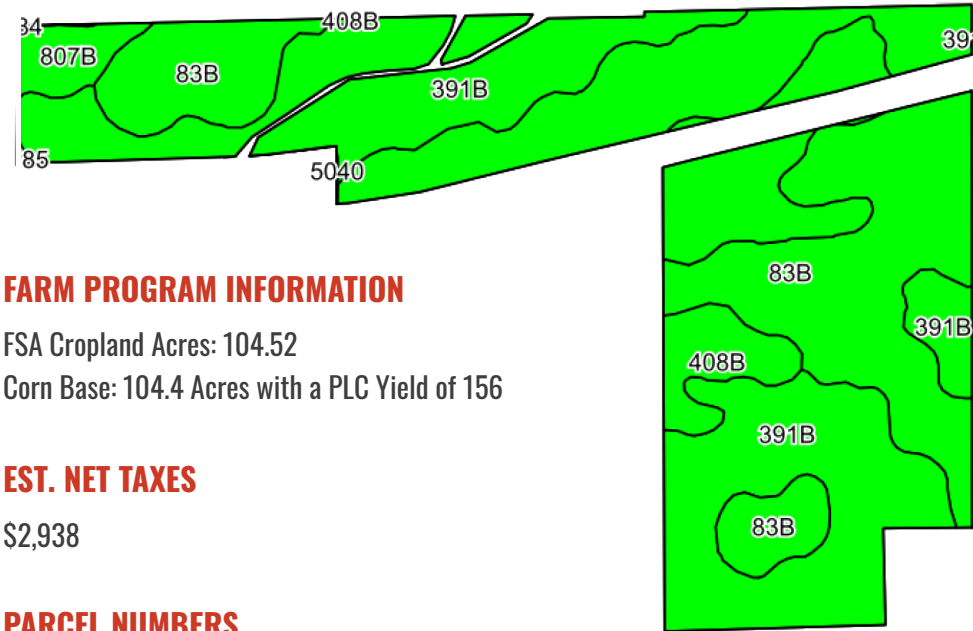
TUESDAY  
JULY 23  
10:00 AM

ST. PATRICK'S PARISH CENTER  
544 1ST STREET SOUTH  
WINTHROP, IOWA 50682



## TILLABLE SOILS CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
391B	Clyde-Floyd complex	49.63	47.5%	<div></div>	87
83B	Kenyon loam	47.94	45.9%	<div></div>	90
408B	Olin fine sandy loam	4.20	4.0%	<div></div>	74
807B	Schley variant sandy loam	2.66	2.5%	<div></div>	66
585	Spillville-Coland complex	0.09	0.1%	<div></div>	76
Weighted Average					87.3



## FARM PROGRAM INFORMATION

FSA Cropland Acres: 104.52  
Corn Base: 104.4 Acres with a PLC Yield of 156

## EST. NET TAXES

\$2,938

## PARCEL NUMBERS

08.31.400.001, 08.31.400.002,  
08.32.300.001, 08.32.300.002

## DIRECTIONS

From Winthrop: Travel east on Highway 939/220th Street for 1.25 miles to Taylor Avenue. Farm is located on the northeast corner of the intersection along the east side of Taylor Avenue.



## 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 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.

FOR MORE INFORMATION  
VISIT [PEOPLES COMPANY.COM](https://www.peoplescompany.com) // LISTING #14560



2300 SWAN LAKE BLVD, STE 300  
 INDEPENDENCE, IA 50644  
 PEOPLESCOMPANY.COM

**JULY**

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**

**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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**106**  
 ACRES M/L

**TAYLOR AVENUE**

**220TH STREET**



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.