

Absolute
**FARMLAND
AUCTION** *Page
County*

**101
ACRES M/L**



Listing #14703

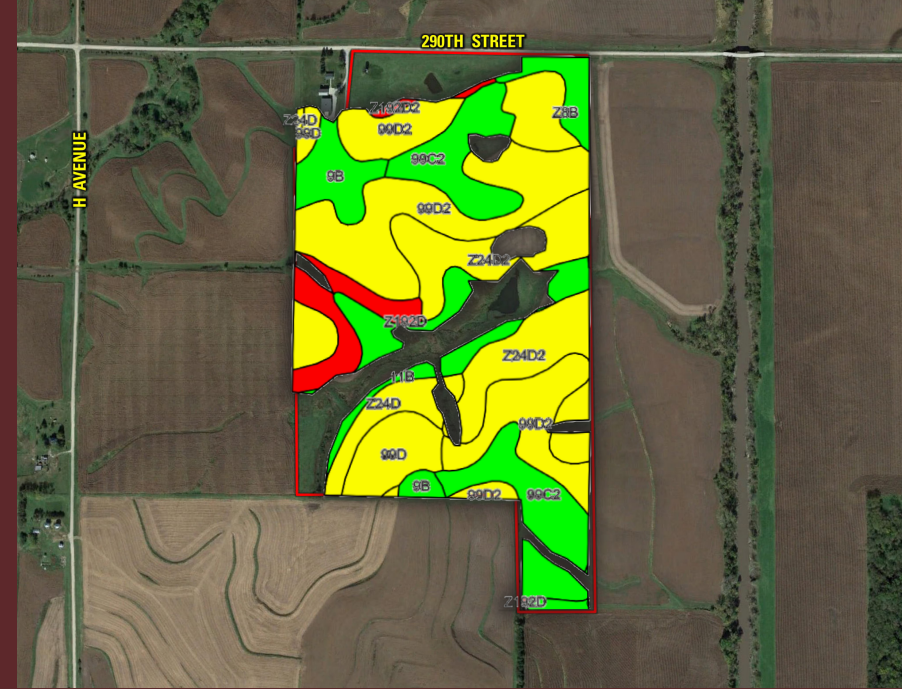
TUESDAY, OCTOBER 29, 2019 | 10:00 AM | ELKS LODGE | 701 S FREMONT ST | SHENANDOAH, IA 51601

This auction will be held in conjunction with Listing #14658

ABSOLUTE FARMLAND AUCTION

290TH STREET | COIN, IA 51636

Offering 101 acres m/l of productive Page County farmland to be sold "Absolute" to the highest bidder with no reserve at public auction on Tuesday, October 29, 2019 at 10:00 AM at the Elks Lodge in Shenandoah, Iowa. This tract consists of 101 acres m/l including approximately 87.09 FSA tillable acres carrying a 64.1 CSR2. Primary soil types on the tillable acres include Exira Silty Clay Loam, Shelby Clay Loam and Colo-Judson Silty Clay Loam. Extensive terracing and tile work has been completed over the years. Farm is located on the south side of 290th Street in Section 6 of Pierce Township.

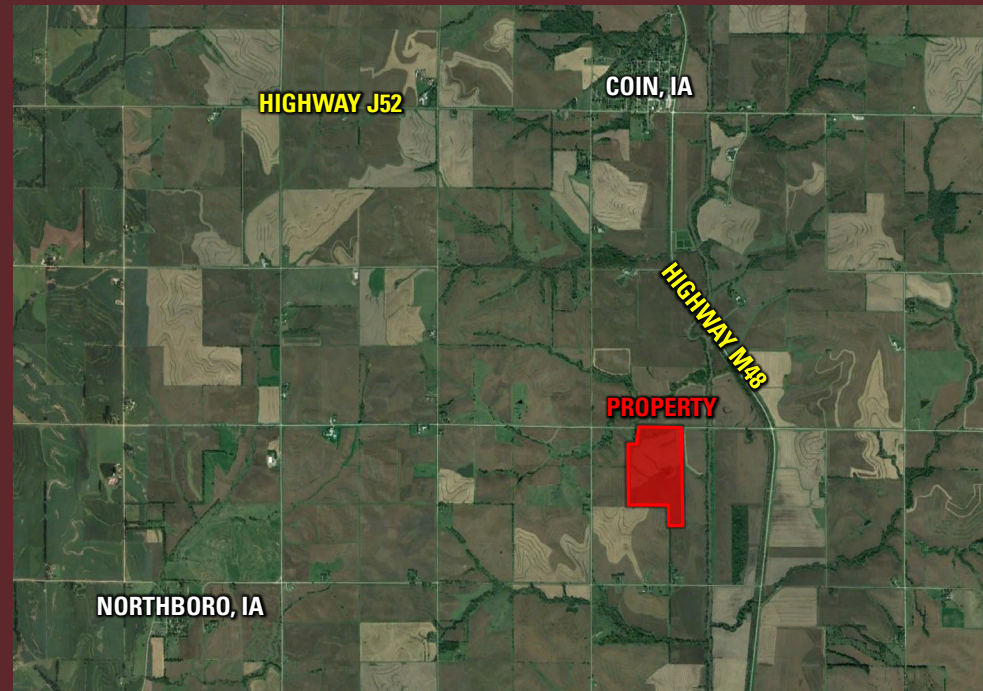


DIRECTIONS

From Coin, Iowa: Travel south on Highway M48 for 2.25 miles before turning right and heading west on 290th Street. Travel west on 290th Street for .75 miles and property will be on the south side of the road. Look for Peoples Company signs.

FARM DETAILS

FSA Cropland Acres: 87.09
 Corn: 37.15 Base Acres with a PLC Yield of 95
 Soybeans: 6.88 Base Acres with a PLC Yield of 39
 Wheat: 2.5 Base Acres with a PLC Yield of 34
 Oats: .43 Base Acres with a PLC Yield of 50
 Farm is enrolled in ARC-CO.



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
99D2	Exira silty clay loam	27.46	31.5%		59
Z24D2	Shelby clay loam, deep loess	14.59	16.8%		52
99C2	Exira silty clay loam	13.83	15.9%		87
11B	Colo-Judson silty clay loams	6.21	7.1%		80
99D	Exira silty clay loam	5.27	6.1%		62
9B	Marshall silty clay loam	4.78	5.5%		95
Z192D	Adair clay loam, deep loess	4.61	5.3%		14
Z24D	Shelby loam, deep loess	3.51	4.0%		54
692C2	Mayberry clay loam	3.37	3.9%		56
Z8B	Judson silty clay loam, deep loess	2.99	3.4%		92
Z192D2	Adair clay loam, deep loess	0.47	0.5%		14
Weighted Average					64.1

AUCTION TERMS & CONDITIONS

Auction Method: Farm will be offered in one tract. All bids will be on a price per acre basis. Tract will be sold absolute to the highest bidder and without any reserve.

Farm Program Information: Farm Program Information is provided by the Page 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 Page County FSA and NRCS offices.

Earnest Money Payment: A 15% 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 Tuesday, December 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 at Closing, Subject to Tenants Rights.

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. Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

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.



October

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 a.m.

Location

Elks Lodge
701 South Fremont Street
Shenandoah, Iowa 51601

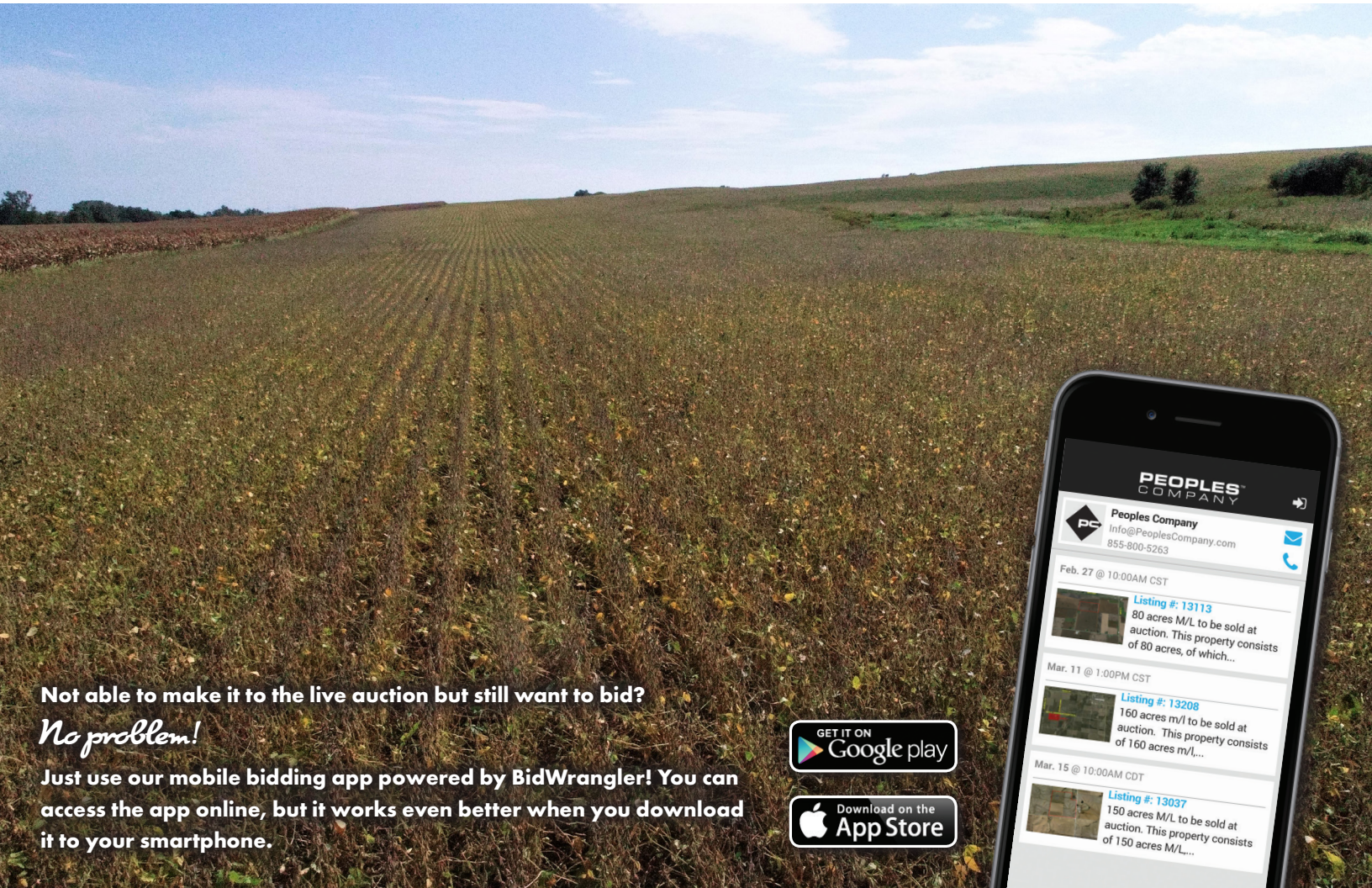
Contact

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PeoplesCompany.com

Page County FARMLAND AUCTION



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.

