



BUCHANAN COUNTY

**LAND
AUCTION**

114 ACRES M/L

THURSDAY, DECEMBER 5TH, 2019 . 10:00AM
HEARTLAND ACRES AGRIBITION CENTER

TRAVIS SMOCK
319.361.8089

 **PEOPLES
COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.

BUCHANAN COUNTY LAND AUCTION

114 ACRES M/L

**THURSDAY, DECEMBER 5, 2019
10:00 AM**

**Seller:
Ivan E. Appleby Estate**

**Auction Location:
Heartland Acres Agribition Center
2600 Swan Lake Boulevard
Independence, Iowa 50644**



HENLEY AVENUE . OTTERVILLE, IA 50644

DESCRIPTION

Offering 114 acres m/l of productive Buchanan County farmland to be sold at public auction! The auction will take place on Thursday, December 5th, 2019 at 10:00 AM and will be held at Heartland Acres Agribition Center in Independence, Iowa.

The farm consists of 109.4 FSA tillable acres with a CSR2 value of 48.9. There is an additional 2.9 acre m/l slough located in the southeast corner offering a unique added hunting and recreational value to the property. This is a prime investment farm with a high percentage of tillable acres and multiple grain marketing options nearby including the Flint Hills Ethanol Plant in Fairbank and a close proximity to both the Mississippi River and Cedar Rapids grain markets. Additionally, the location just off of paved Otterville Boulevard along with the slough produce a number of attractive potential building spots. The current farm lease has been terminated and the farming rights will be open for the 2020 season. This property is located just east of Otterville in Section 20 of Washington Township, Buchanan County, Iowa.



DETAILS

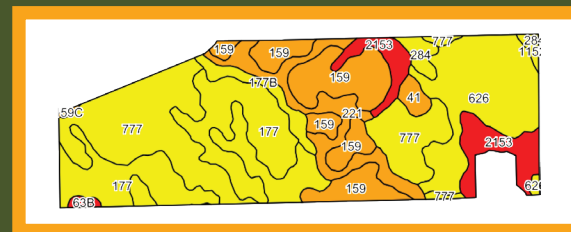
FSA Cropland Acres: 106.40
Corn Base: 100.70 Acres with a PLC Yield of 152
Farm is currently enrolled in ARC-County

DIRECTIONS

From Downtown Independence: Travel north on Highway 150 for 1.4 miles to Otterville Boulevard. Head west on Otterville Boulevard for 3.25 miles to Henley Avenue/Oak Street. Travel northeast on Henley Avenue/Oak Street for 0.25 mile and the property will be on the southeast side of the road.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
777	Wapsie loam	30.63	28.0%	[Yellow]	51
177	Saude loam	20.86	19.1%	[Light Yellow]	60
626	Hayfield loam	17.42	15.9%	[Light Orange]	53
159	Finchford loamy sand	16.25	14.9%	[Orange]	43
221	Palms muck	8.50	7.8%	[Dark Orange]	42
2153	Shandep clay loam	8.03	7.3%	[Red-Orange]	21
177B	Saude loam	2.70	2.5%	[Yellow]	55
284	Flagler sandy loam	1.70	1.6%	[Light Yellow]	55
41	Sparta loamy fine sand	1.35	1.2%	[Orange]	44
110	Lamont fine sandy loam	0.83	0.8%	[Light Yellow]	57
63B	Chelsea loamy fine sand	0.48	0.4%	[Red]	19
1152	Marshan clay loam	0.47	0.4%	[Yellow]	54
159C	Finchford loamy sand	0.18	0.2%	[Orange]	33
Weighted Average					48.9



AUCTION DETAILS

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 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 the Swisher & Cohrt, PLC Trust Account.

Closing: Closing will occur on or about Tuesday, January 21st, 2020. 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 Tenant's rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2020 season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Attorney Benjamin M. Lange - Swisher & Cohrt, PLC 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.

LISTING #: 14738
PeoplesCompany.com

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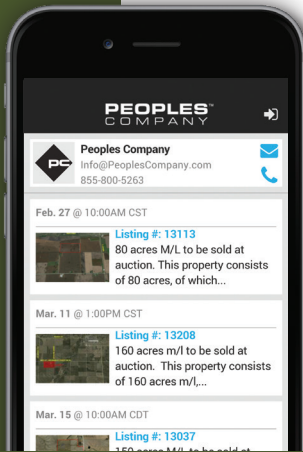




2300 Swan Lake Blvd, Ste 300
Independence, Iowa 50644

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.



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For more information, including drone video, visit PeoplesCompany.com - Listing #: 14738

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