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 49.4. 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.

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.
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.
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.

BUCHANAN COUNTY
LAND AUCTION

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

114 ACRES M/L

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

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