LAND AUCTION

DATE
THURSDAY
DECEMBER 12TH, 2019
10:00 AM

LOCATION
STANHOPE COMMUNITY CENTER
600 MAIN STREET
STANHOPE, IA 50246

153.35 ACRES M/L
Soil Description | Weighted Average
--- | ---
Brownton silt loam | 49.28 | 33.7%
Osceola clay loam | 38.35 | 26.2%
Kossuth silt loam | 14.62 | 10.0%
Hamet clay loam | 14.29 | 9.8%
Bode clay loam | 13.56 | 9.3%
Ottosen clay loam | 10.92 | 7.5%
Clayton-Storden complex | 2.18 | 1.5%
Kossuth silt loam | 1.46 | 1.0%
Bode clay loam | 1.46 | 1.0%

**FARM DETAILS**

For more information visit [www.PeoplesCompany.com](http://www.PeoplesCompany.com)

**DIRECTIONS**

From I-35 Take Exit 133 toward Jewell and turn west IA-175 W. Travel for approximately 5.8 miles and turn North onto Little Wall Lake Rd/Main St. then turn West onto Carmichael St., then back North on to 2nd St./Division St., then back West onto Lyon St. Stay on Lyon St. for approximately 5.7 miles and the farm is situated on the Northwest corner of 330th St. and Lakin’s Grove Ave.

**AUCTION TERMS & CONDITIONS**

**Soil Method:** Property will be sold on an individual tract. All bids will be on a price per acre basis.

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

**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 Monday, January 27, 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 granted 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 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 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” 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. All tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform her/his 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.

**Brokers Protected:** 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.
LAND AUCTION

HAMILTON COUNTY, IOWA

113 West Salem Avenue
Indianola, IA 50125
PeoplesCompany.com

LISTING #14741

DECEMBER

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ONLINE BIDDING AVAILABLE

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.

Download the app on the App Store or GET IT ON Google Play.