

JASPER COUNTY, IOWA

# LAND AUCTION

LISTING #14747

**101.01** SURVEYED  
**ACRES M/L**



DATE

**TUESDAY**

**DECEMBER 3, 2019**

**10:00 AM**

LOCATION

**IZAAK WALTON LEAGUE**

**889 HIGHWAY F36 W**

**NEWTON, IA 50208**

CONTACT

**ANDREW ZELLMER: 712.898.5913**

**ANDREWZ@PEOPLES COMPANY.COM**

**MATT ADAMS: 515.423.9235**

**MATT@PEOPLES COMPANY.COM**



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## DESCRIPTION

High quality farm in strong farming area! Peoples Company is representing the sale of a single tract consisting of 101.01 surveyed acres of productive Jasper County, Iowa farmland. The farm will be sold at public auction at 10:00 AM on Tuesday, December 3rd, 2019 and the auction will be held at the Izaak Walton League in Newton, Iowa.

This tract lies along the west side of paved road IA Highway 14 approximately 2 miles north of Newton, Iowa and in Section 9 of Newton Township. The farm is considered 100% tillable with 102.22 FSA tillable acres with an average CSR2 rating of 77, compared to the average CSR2 rating for Jasper County of 68.5. Primary soil types on this tract include Ackmore-Colo Complex, Tama Silty Clay Loam and Kildduff Silty Clay Loam. Other highlights include efficient farmability with three quarter mile rows and sufficient access for larger equipment by way of a wide driveway from IA Highway 14. Conservation practices have been actively applied with well established waterways to prevent soil erosion and move excess water away from the farmland. Several grain markets and grain elevators are located nearby allowing for competitive bidding for crops. Farm lease is open for the 2020 crop season.

## FARM DETAILS

FSA Cropland: 102.22 acres

Corn: 51.79 base acres with PLC Yield of 157

Soybeans: 42.57 base acres with PLC Yield of 44

Farm is enrolled in ARC-CO

## DIRECTIONS

From the Interstate 80 / IA Highway 14 interchange, head north on IA Highway 14 for 5 miles and farm will be on the west side of the road. Look for signs.



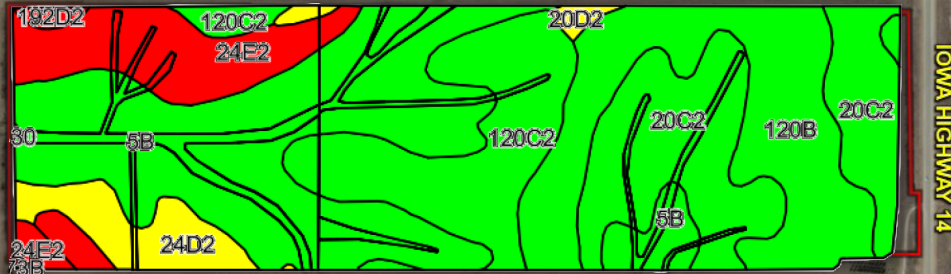
AUCTION LOCATION



TUESDAY | DECEMBER 3RD, 2019 | 10:00 AM

FOR MORE INFORMATION VISIT [PEOPLES COMPANY.COM](http://PEOPLES COMPANY.COM) | LISTING #14747

# TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
5B	Ackmore-Colo complex, 2 to 5 percent slopes	32.88	32.2%		79
120B	Tama silty clay loam, 2 to 5 percent slopes	18.86	18.5%		95
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	18.39	18.0%		81
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	15.14	14.8%		87
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	9.53	9.3%		37
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	5.01	4.9%		52
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.52	1.5%		10
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.89	0.9%		55

Weighted Average **77**



**ONLINE BIDDING** 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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## 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 Jasper 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 Jasper 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 Wednesday, January 8th, 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:** 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 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. Full legal descriptions will be taken from abstract.



## DECEMBER

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**

### AUCTION LOCATION

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889 HIGHWAY F36 W  
NEWTON, IA 50208**

### SELLERS

**KENT & MELISSA KIBURZ**

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