



GARY HADLEY ESTATE

LAND AUCTION

190 ACRES M/L

MARSHALL COUNTY

Thursday, March 5, 2020
10:00 am

Baxter Community Center
203 S. Main St.
Baxter, IA 50028

Peoples Company is proud to represent the Hadley family in selling 190 acres m/l located in Section 27 of Eden Township in Marshall County, IA to be sold at auction on Thursday, March 5th at 10:00 AM at the Baxter Community Center. It's no secret that pasture is difficult to come by that is already equipped with excellent water, good fence and corral area for easy rotation and loading/unloading.

This farm has approximately 118 acres currently in pasture and 65.9 acres in CRP that expires on 10/1/2020. The current CRP payment is \$138.31 per acre and the new buyer will have the option to get out of the contract or assume the existing contract and receive 100% of the payment. There is a total of 120.63 acres considered FSA tillable carrying a CSR2 of 61.3 and could be put into row crop production.

FARM DETAILS

FSA Cropland Acres: 120.63
Corn: 22.8 Base Acres with a PLC Yield of 107
Soybeans: 6.5 Base Acres with a PLC Yield of 30
Oats: 7.3 Base Acres with a PLC Yield of 55

CRP Information
65.9 acres enrolled CP4D
\$138.31 per acre and an annual payment of \$9,115
Contract expires 10/1/2020

DIRECTIONS

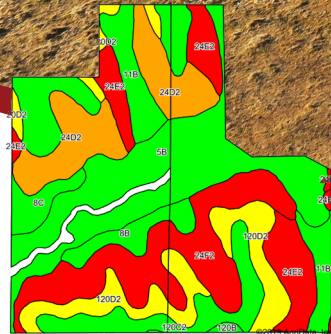
From Marshalltown head West on Madison Street and continue on Highway 330 for approximately 17 miles. Then, turn left onto Davidson Avenue and the property is located 1.3 miles South on the East side of the road.

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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
5B	Ackmore-Colo complex	27.13	22.5%		77
24F2	Shelby loam	19.78	16.4%		21
120C2	Tama silty clay loam	16.12	13.4%		87
24D2	Shelby loam	14.56	12.1%		48
120D2	Tama silty clay loam	12.68	10.5%		62
24E2	Shelby loam	12.7	10.0%		37
11B	Colo-Ely complex	8.59	7.1%		86
8B	Judson silty clay loam	4.16	3.4%		93
8C	Judson silty clay loam	3.15	2.6%		89
20D2	Killduff silty clay loam	1.97	1.6%		55
120B	Tama silty clay loam	0.42	0.3%		95
			Weighted Average		61.3

DAVIDSON AVENUE | RHODES, IA 50234



FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM
LISTING #14809

OR CONTACT
Daran Becker | 515.979.3498
Daran@PeoplesCompany.com



AUCTION DETAILS

Seller: Hadley
Sale Method: The property will be offered in one individual tract. The tract will be sold on a price per acre basis.
Farm Program Information: Farm Program Information is provided by the Marshall 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 Marshall 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 April 2, 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. Farm is open for the 2020 season.
Farm Lease: The current farm lease has been terminated. Farm is 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 – 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.
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.

113 W. Salem Avenue
Indianola, IA 50125
PEOPLESCOMPANY.COM

MARCH 2020

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				

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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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Listing #14809

