

# APPANOOSE COUNTY

LISTING #14985

## FARMLAND AUCTION

SELLING 'ABSOLUTE' TO THE HIGHEST BIDDER



# 145.58 ACRES M/L

**TUESDAY, JUNE 2ND, 2020 | 5:00 PM**

APPANOOSE COUNTRY CLUB | 1998 COUNTRY CLUB ROAD | CENTERVILLE, IA 52544

**Seller: Nancy R. Hoffman Trust by John A. Pabst, Trustee**

**LISTING AGENT & AUCTIONEER**

**JARED R. CHAMBERS:** 641.414.0234  
JARED@PEOPLES COMPANY.COM

**LISTING AGENT**

**BRYAN BERGDALE:** 712.251.8588  
BRYAN@PEOPLES COMPANY.COM



[www.PeoplesCompany.com](http://www.PeoplesCompany.com)



LISTING #14985

# APPANOOSE COUNTY, IA

## FARMLAND AUCTION

Offering 145.58 acres m/l of Appanoose County farmland to be sold in three individual tracts at a live public auction. Whether you are looking for excellent recreational land with the potential for added income, farmland to raise livestock or a beautiful building site to build your dream home, these tracts are ready for you. All three tracts are located just a few minutes from Centerville, Iowa. The auction will take place at the Appanoose Country Club in Centerville, Iowa on Tuesday, June 2, 2020 at 5:00 pm.

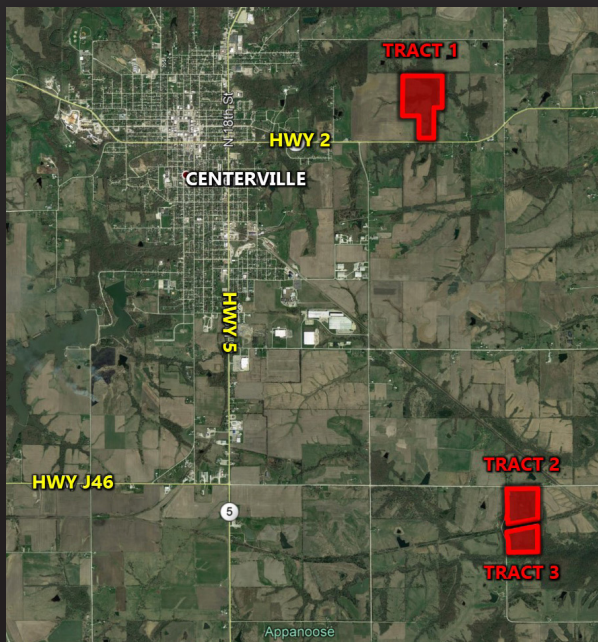
TRACT 1 | 75.03 ACRES M/L



TRACT 2 | 40.55 ACRES M/L



TRACT 3 | 30 ACRES M/L



FOR MORE INFORMATION VISIT [PEOPLES COMPANY.COM](http://PEOPLES COMPANY.COM) | LISTING #14985



## TRACT 1 DESCRIPTION

Tract 1 contains 75.03 acres m/l that sits just east of Centerville along the north side of Highway 2. The ground contains a good mixture of pasture, timber, and rolling terrain. There is a creek that meanders through the entire property, allowing an excellent corridor for deer and other wildlife throughout this property. Numerous possibilities exist as this property is perfect for hunting, running cattle, or as a building site close to town. Rathbun Regional Water Association has a 4-inch water main that runs along the south side of Highway 2 and electric is available from Alliant Energy nearby. Existing access to Tract 1 from Highway 2 is to be shared with the adjacent property owner to the East and each owner shall be jointly responsible for the maintenance. Tract 1 will be subject to an easement for ingress and egress for use of the joint driveway to access the property to the East. Contact agents for additional information. Tract 1 is located in Section 32 of Vermillion Township in Appanoose County, Iowa.

## TRACT 1 DIRECTIONS

From the intersection of Highway 2 & Highway 5 in Centerville, travel east on Highway 2 for approximately 1.4 miles. The property is situated on the north side of Highway 2. Look for the Peoples Company auction signs.

## TRACT 2 DESCRIPTION

Tract 2 would be a great opportunity to own a secluded property with excellent building site potential less than 10 minutes from downtown Centerville, Iowa. Tract 2 has approximately 40.55 acres m/l that consists of timber, pasture and a small pond. This tract has a barn located at the northwest corner of the property. Rathbun Regional Water Association has 2-inch water lines that run along 240th Ave and 540th Street. The northwest side of the property has a rural water pit and electric service installed. Tract 2 is located in Section 16 of Sharon Township in Appanoose County, Iowa.

## TRACT 2 DIRECTIONS

From the intersection of Highway 2 & Highway 5 in Centerville, travel East on Highway 2 for approximately 1 mile. Turn right and travel south on 230th Ave/Corp Line Road for approximately 2.5 miles. Turn left and travel east onto 540th St for 1 mile. The property lies on the southeast corner of the intersection of 540th St and 240th Ave. Look for the Peoples Company auction signs.

## TRACT 3 DESCRIPTION

Tract 3 has approximately 30 acres m/l of timber and pasture and would be a great opportunity to own a secluded property less than 10 minutes from downtown Centerville, Iowa. This property would make a perfect location to build your dream home. Access can be made off of 240th Ave with rural water and electricity available nearby. Tract 3 is located in Section 16 of Sharon Township in Appanoose County, Iowa.

## TRACT 3 DIRECTIONS

From the intersection of Highway 2 & Highway 5 in Centerville, travel East on Highway 2 for approximately 1 mile. Turn right and travel south on 230th Ave/Corp Line Road for approximately 2.5 miles. Turn left and travel east onto 540th St for 1 mile. Turn right and travel south on 240th Ave for 0.3 miles. The property lies one the east side of 240th Ave. Look for the Peoples Company auction signs.

### LISTING AGENT & AUCTIONEER

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### LISTING AGENT

**BRYAN BERGDALE:** 712.251.8588  
BRYAN@PEOPLESCOMPANY.COM



### AUCTION DATE

Tuesday, June 2nd, 2020 | 5:00 PM

### AUCTION LOCATION

Appanoose Country Club  
1998 Country Club Road  
Centerville, Iowa 52544

**SELLER:** Nancy R. Hoffman Trust

**SUCCESSOR TRUSTEE:** John A. Pabst, Attorney at Law

### LISTING AGENT & AUCTIONEER

Jared R. Chambers: 641.414.0234  
Jared@PeoplesCompany.com

### LISTING AGENT

Bryan Bergdale: 712.251.8588  
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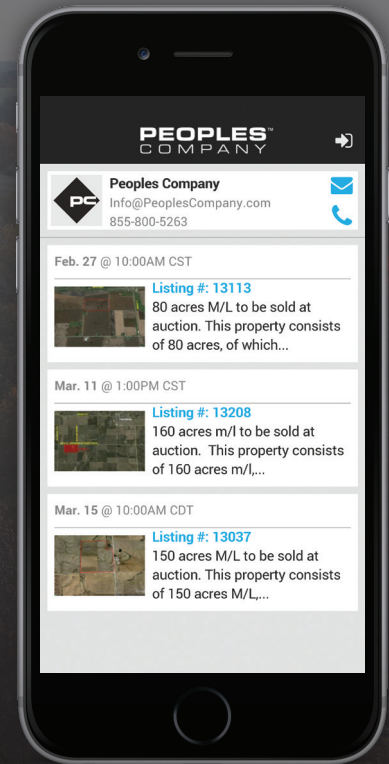
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

### 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.



FOLLOW US ON SOCIAL MEDIA!



## AUCTION TERMS & CONDITIONS

**Important information regarding COVID-19:** Auction will be held on location in a format that satisfies the guidelines and restrictions set forth by the Governor on auction day. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available on our Peoples Company online and mobile bidding app and via telephone bidding. Please visit [PeoplesCompany.com](http://PeoplesCompany.com) or contact the listing agents prior to the auction for any updates.

**Auction Method:** Tracts 1, 2 and 3 will be sold on a price per acre basis and will be offered in individual tracts. These three tracts will not be offered in their entirety at the conclusion of the auction.

**Farm Program Information:** Farm Program Information is provided by the Appanoose 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 farms are reconstituted by the Appanoose 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 the Pabst Law Firm Trust Account.

**Closing:** Closing will occur on or before Tuesday, June 30, 2020. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. Closing will be handled by Pabst Law Firm, Albion, IA.

**Possession:** Full possession of the farm will be given at closing.

**Farm Lease:** There are not any current leases in place for 2020.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Pabst Law Firm the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. Title to these tracts will transfer via Court Officers Deed.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated. No new will be installed by the Sellers. All current and any future fences and fence lines shall be governed by the Appanoose County and State of Iowa fence line rules and regulations.

### Additional Tract Information:

Tract 1: Will be sold as 75.03 acres m/l. A survey has been performed to separate the 10 acres m/l owned by others located off of the south east corner of this tract. There is no current fence separating these tracts. Survey stakes have been installed at the corners to identify the property lines. No additional staking will be done by the sellers. New owner of Tract 1 will be responsible for installation of their half of any new fences, if needed.

Tract 2: Will be sold as 40.55 acres m/l. The barn will be sold in as-is condition and will not be repaired or updated by the seller.

Tract 3: Will be sold as 30 acres m/l and as outlined in the marketing material. These acres do not include the abandoned Chicago, Rock Island and Pacific Railway Company right-of-way located on the north side of Tract 3. Seller will convey any rights to ownership of the abandoned railroad right-of-way

acres via Quit Claim Deed to the successful buyer of Tract 3. There is no guarantee to the true ownership of this abandoned railroad right-of-way. New owner of Tract 3 may have claim to this abandoned railroad right-of-way and it will be at their expense to pursue legal ownership of this land.

**Other:** The sale of these tracts 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. If a site clean-up is required on any of the tracts, it shall be at the expense of the Buyer(s) of each tract.

