



LISTING #15162



221.53 ACRES M/L

BEUKEMA FAMILY

ONE CHANCE SEALED-BID
AUCTION

LISTING #15162

POLK COUNTY, IOWA LAND AUCTION: **MARK YOUR CALENDAR FOR THURSDAY, NOVEMBER 5TH!**

Peoples Company is pleased to be representing the Ellen B. Beukema Trust in the sale of 221.53 total acres m/l located immediately west of Mitchellville, Iowa, and just east of the Altoona, Iowa, city limits. The property will be offered via a One Chance Sealed-Bid Auction as two tracts or combination. **Bids are due on or before 5:00 PM on November 5th at Peoples Company in Clive, Iowa.**

Located within the growing eastern Des Moines Metro, these high-quality farmland tracts lie just outside the city limits but in the path of development between Altoona and Mitchellville. The eastern Des Moines Metro has recruited several high profile economic development projects in the last few years, including but not limited to, the Facebook data center project, the Amazon distribution center, a retail shopping center called Outlets of Des Moines at Prairie Crossing, approximately 250,000 square feet of flex/warehouse development, and the development of a new industrial park.

Over the last two years, the general area has benefitted from over \$550 million of commercial permits and over 460

FSA TILLABLE ACRES: 192.04
CSR2 VALUE: 84.2



residential building permits. The entire southern boundary of this property is adjacent to the Chicago, Rock Island, and Pacific Railroad. These farmland tracts would make for a great long-term investment as the area develops or for several potential executive building site locations along paved road NE 58th Avenue that overlook the scenic rolling hills of Polk County. Utilities are available with a 2.5-inch rural water line that runs along the south side of NE 58th Avenue provided by Des Moines Water Works and electric service provided by MidAmerican Energy. **Interested parties should contact Des Moines Water Works to confirm capacity for future building sites.**

The property consists of high producing soils for row crop production, hay or alfalfa stands, and pasture with well-maintained fences. The entire farm has an estimated 192.04 FSA tillable acres with a CSR2 value of 84.2 and includes top producing soil types, including Clarion loam, Webster clay loam, and Nicollet loam.

The farming rights will be made available for the 2021 farm year. Improvements to the farmland include drainage tile and conservation practices that have been actively applied including well-maintained waterways and contour farming practices.



POLK
COUNTY

AUCTION DETAILS

One Chance Sealed-Bid Auction

Polk County Land Auction — 221.53 Acres M/L
Offered in Two Tracts or Combination

Bid Deadline and Time: Thursday, November 5, 2020, on or before 5:00 PM, CST.

Bidding Procedure: To request a sealed bid packet, email Matt Adams at Matt@PeoplesCompany.com or contact by phone at 515.423.9235. If the bid is being mailed, written bids must be received at the office of Peoples Company, 12119 Stratford Drive, Suite B, Clive, Iowa 50325, on or before 5:00 PM, Thursday, November 5, 2020. Bids should be for the total dollar amount per tract and combination offers will require purchase price allocations for each respective tract. Peoples Company will notify the successful high bidder on or before 12:00 PM on Friday, November 6, 2020, of Sellers acceptance of a bid. Upon Sellers confirmation of an acceptable bid, the Bidder will execute a Real Estate Sale Contract that will be signed and accepted by Sellers. ***Please submit your highest and best offer, as there will not be additional rounds of bidding. Further, there will not be any oral or online bidding platforms utilized.*** Seller does reserve the right to accept or reject any and all bids at their discretion.

Deliver, Mail, or Email Bids To:

Peoples Company, Attn: Matt Adams
12119 Stratford Drive, Suite B, Clive, Iowa 50325
Matt@PeoplesCompany.com

Method of Sale: Property will be sold as two individual tracts through a One Chance Sealed-Bid Auction. The format encourages bidders to submit their highest and best offer in writing for Tracts 1, Tracts 2, or a combination of both tracts, as there will be no live bidding or additional rounds of bidding for the property. In the unlikely event there are two or more bids for the exact same amount, each party will then would be asked if they wish to raise their bid until concluded.

Closing: Will occur on or before Friday, December 18, 2020. The balance of the purchase price will be payable At Closing in the form of cash, guaranteed check, or wire transfer.

Terms of Possession: Winning bidder(s) will be required to submit a ten percent (10%) earnest money check within one business day of being notified their bid was accepted. 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. Possession of the farm will be given At Closing, subject to Farm Tenants Rights.

Contract & Title: Following notification, the successful 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.

Farm Program Information: Provided by the Polk County Farm Service Agencies. The figures stated in the marketing materials 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 Polk County FSA and NRCS offices.

Farm Lease: Available for the 2021 cropping season.

Contract and 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.

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 and total purchase price for Tracts 1 and 2 or a combination of both tracts. 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 by Listing Agents will take precedence over all previous marketing material or oral statements. No phone bids will be accepted without prior approval and all decisions of the Listing Agent 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.



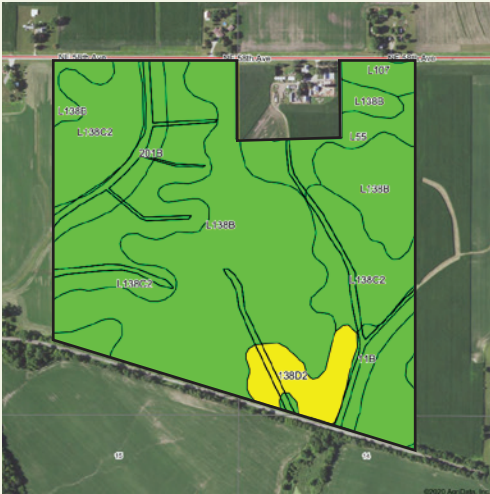
TRACT 1

138.99 ACRES M/L

Tract 1 consists of a total of 138.99 acres m/l with an estimated 136.56 FSA cropland acres that carry a CSR2 value of 84. The primary soil types include Clarion loam and Nicollet loam. This high-quality tillable farmland tract is located west of Mitchellville, Iowa, on NE 58th Avenue in Sections 10, 11, and 14 of Beaver Township.

The total acres for this tract are subject to change prior to the day of the auction as a single-family home and acreage site are in the process of being surveyed.

Estimated FSA Cropland Acres: 136.56
Base Acres: 120.60
Corn: 89.00 Base Acres with a PLC Yield of 137
Soybeans: 31.60 Base Acres with a PLC Yield of 44



Code	Soil Description	Acres	% of Field	CSR2	
L138B	Clarion loam, Bemis moraine	61.21	44.8%	88	
L138C2	Clarion loam, Bemis moraine	48.45	35.5%	83	
138D2	Clarion loam	7.04	5.2%	56	
L55	Nicollet loam	6.80	5.0%	91	
201B	Coland, occasionally flooded Terril complex	6.45	4.7%	78	
11B	Colo-Judson silty clay loams	3.95	2.9%	80	
L107	Webster clay loam, Bemis moraine	2.66	1.9%	88	
Weighted Average:				84	





TRACT 2

82.54 ACRES M/L

Tract 2 consists of a total of 82.54 acres m/l with 55.48 FSA cropland acres that carry a CSR2 value of 84.7. The cropland acres are considered NHEL or Non-Highly Erodible Land. The primary soil types include Clarion loam, Webster clay loam, and Nicollet loam. This high quality tillable farmland tract is located west of Mitchellville, Iowa, and in Sections 11 and 14 of Beaver Township.

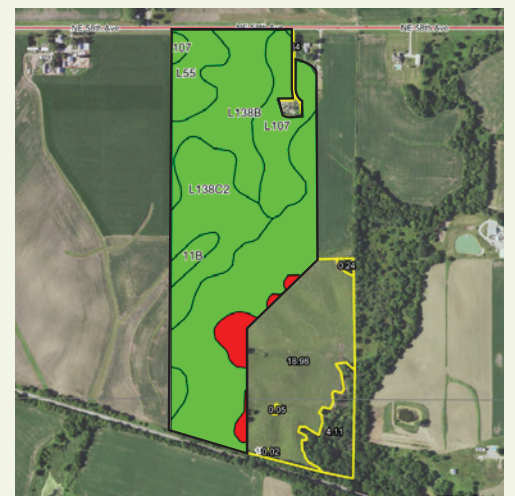
FSA Cropland Acres: 55.48

Base Acres: 55.4

Corn: 28.60 Base Acres with a PLC Yield of 143

Soybeans: 26.80 Base Acres with a PLC Yield of 49

Code	Soil Description	Acres	% of Field	CSR2	
L138B	Clarion loam, Bemis moraine	28.87	52.0%	88	■
L138C2	Clarion loam, Bemis moraine	11.18	20.2%	83	■
L107	Webster clay loam, Bemis moraine	8.03	14.5%	88	■
L55	Nicollet loam	3.86	7.0%	91	■
L62E2	Storden loam, Bemis moraine	2.26	4.1%	32	■
11B	Colo-Judson silty clay loams	1.28	2.3%	80	■
Weighted Average:				84.7	



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