



DALLAS COUNTY

FARMLAND AUCTION

THURSDAY, NOVEMBER 12TH AT 10:00 AM

AMERICAN LEGION POST 261 IN REDFIELD, IA

MATT ADAMS

DALLS FARMAND COUNTY AUGUNT

Peoples Company is honored to be representing the Noble K. Ezell Trust and Beulah J. Ezell Trust in the sale of 81.60 total acres m/l located just northeast of Redfield, lowa and west of Adel, lowa. The property will be offered via Public Auction as one tract and will take place at 10:00AM at the American Legion in Redfield, lowa.

The farm includes 64.91 FSA tillable acres with a CSR2 of rating 82.1 and includes top producing soil types in Clarion loam, Nicollet loam, and Webster clay loam. The balance of the property includes 10.57 acres currently utilized as pasture. The property is located in a strong farming area and lies in Section 30 of Colfax Township. Good farmland option for an affordable land purchase by a beginning farmer, an add-on to an existing farming operation, or an investment for the Buyer looking to diversify their portfolio.

Improvements include over 5,600 ft. of drainage tile installed with approximately 3,640 ft. of 5" tile and just under 2,000 ft. of 12" tile main. Conservation practices have been applied with well-maintained waterways. There are several nearby grain marketing options including both ethanol plants and a variety of grain elevators offering competitive bidding. Farm lease has been terminated and farming rights will be available to the Winning Bidder for the 2021 farm year.

A short drive to Adel and the Des Moines Metro, prime building site locations included on this property with utilities located at the road including rural water through Xenia Rural Water (10" waterline along the west side of G Avenue and a 4" waterline along the north side of 290th Avenue) and electric service through Mid-American Energy. Internet, phone, or cable would be available through Mediacom or Windstream.



TILLABLE SOILS MAP CSR2: 82.1



Code	Soil Description	Acres	% of Field	Legend	CSR2
L138C2	Clarion loam, Bemis moraine	15.56	24.0%		83
L55	Nicollet loam	14.50	22.3%		91
138B	Clarion Ioam, Bemis moraine	13.74	21.2%		88
138D2	Clarion loam	6.63	10.2%		54
L138C	Clarion loam, Bemis moraine	6.61	10.2%		84
L107	Webster clay loam, Bemis moraine	3.90	6.0%		88
169B	Clarion loam	1.89	2.9%		91
L62E2	Storden loam, Bemis moraine	1.71	2.6%		32
201B	Coland-Terril complex	0.37	0.6%		74

Weighted Average 82.1

FARM DETAILS

FSA Cropland Acres: 64.91

Base Acres: 57.8

Corn: 54.4 base acres with a PLC Yield of 128 Soybeans: 3.4 base acres with a PLC Yield of 36



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. Please visit PeoplesCompany.com or contact the Listing Agents prior to the auction for any updates.

Auction Method: The land will be sold on a price per acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by the Dallas 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 Dallas 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 before Tuesday, December 22, 2020. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire

Possession: Possession of the farm will be given At Closing, Subject to Farm Tenant's Rights.

Farm Lease: Any and all farm leases have been terminated and the farming rights will be open for the 2021 farm year.

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

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

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.



DIRECTIONS

From Des Moines Metro: Travel west on Interstate 80 to Exit 106, turn right (north) onto County Highway P58 for 5.6 miles, turn left (west) onto Old Highway 6/County Highway F60 for 5.0 miles, turn right (north) onto G Avenue for 1.25 miles, and the western boundary of the farm will be located adjacent to G Avenue. Look for the Peoples Company signs.

From Adel, Iowa: Travel west out of town on Old Highway 6/ County Highway F60 for approximately 6.3 miles, turn right (north) onto G Avenue for 1.3 miles, and the farm will be located at the intersection of G Avenue and 290th Street. Look for the Peoples Company signs.

SELLER

Noble K. Ezell Trust & Beulah J. Ezell Trust

AGENT

Matt Adams: 515.423.9235 Matt@PeoplesCompany.com

AGENT

Jared Chambers: 641.414.0234 Jared@PeoplesCompany.com



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Below is a Quick Response (QR) Code.



To access the code:

- 1. Open up the camera on your smart phone.
- 2. Hover over the image.
- 3. Click on the link that appears at the top of your screen.

You are now viewing the listing page on the Peoples Company website.



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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