

LISTING #15169



DALLAS COUNTY

FARMLAND AUCTION

THURSDAY, NOVEMBER 12TH AT 10:00 AM
AMERICAN LEGION POST 261 IN REDFIELD, IA

MATT ADAMS

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AUCTION DATE: **THURSDAY, NOVEMBER 12TH, 2020 AT 10:00 AM**

DALLAS FARMLAND COUNTY AUCTION

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, Iowa and west of Adel, Iowa. The property will be offered via Public Auction as one tract and will take place at 10:00AM at the American Legion in Redfield, Iowa.

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.



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

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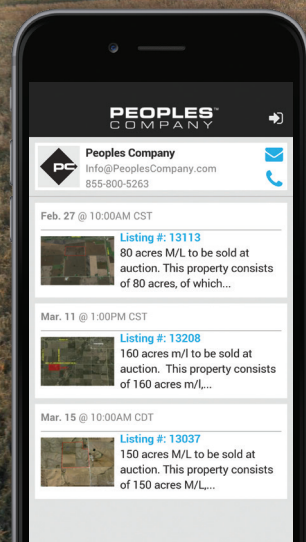
Below is a Quick Response (QR) Code.



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.



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