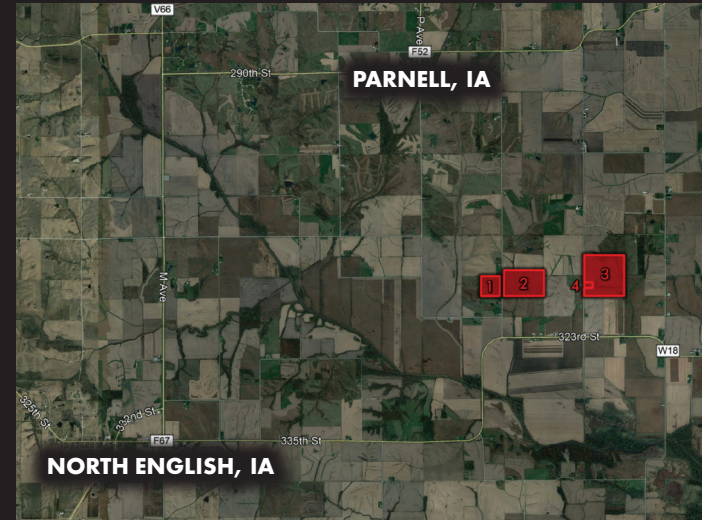


IOWA COUNTY FARMLAND AUCTION

Peoples Company is pleased to be representing the Theola Lyle Estate and Francis E. Lyle Family Residuary Trust in the sale of 304 total acres m/l located in Iowa County just south of Parnell, Iowa. The property will be offered in four separate tracts via Public Auction. The Public Auction will be held at the Community Center in North English, Iowa, and will begin at 10:00 AM on Thursday, April 8th there will be the option of Live and Online bidding available.

These quality farmland tracts are situated just north off Highway F67 along Q & R Avenue's in Sections 22, 23 and 24 of Fillmore Township in Iowa County, IA.

Of the 304 total gross acres there are 279.09 FSA Cropland Acres. Final sale is subject to court approval.



Auction Details

Community Center
210 South Main Street
North English, IA 52316

Thursday, April 8th, 2021
10:00 AM

ONLINE BIDDING AVAILABLE
AT PEOPLES COMPANY.COM!

AUCTION TERMS & CONDITIONS

ANY AND ALL BIDDERS WILL BE REQUIRED TO HAVE A CERTIFIED LETTER OF APPROVAL THE DAY OF THE AUCTION.

Auction Method: Tracts 1, 2 & 3 will be sold on a per-acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased. Tract 4 will be sold on a whole dollar basis after tracts 1-3. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Iowa 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 Iowa County FSA and NRCS offices.

Earnest Money Payment: A 15% 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 Peoples Company trust account.

Closing: Closing will occur on or about Wednesday, May 12th, 2021. 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 given at closing. Early possession will be allowed once the 15% earnest payment is received and proof of liability insurance is provided.

Farm Lease: The current farm lease has been terminated. The farm will be open for the 2021 crop season.

Contract & Title: Immediately upon the 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. The sale is not contingent upon Buyer financing.

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 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.



12119 Stratford Drive, Suite B
Clive, IA 50325



PEOPLES COMPANY.COM
LISTING #15378

SELLERS

Theola Lyle Estate &
Francis E. Lyle Family Residuary Trust

CONTACTS

Riley Sieren: 319.591.0111
Riley@PeoplesCompany.com

Daran Becker: 515.979.3498
Daran@PeoplesCompany.com



304 Acres M/L in Iowa County FARMLAND AUCTION



To the left is a Quick Response (QR) Code. To access:

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

You are now viewing the listing page on PeoplesCompany.com

*All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

LISTING #15378

Iowa County FARMLAND AUCTION

304 ACRES M/L

OFFERED IN FOUR SEPARATE TRACTS



Riley Sieren

319.591.0111 | RILEY@PEOPLES COMPANY.COM

Daran Becker

515.979.3498 | DARAN@PEOPLES COMPANY.COM

TRACT 1 ▼ 40 acres m/l



Tract 1 consists of a total of 40 acres m/l with an estimated 34.80 FSA cropland acres that carry a CSR2 of 45.6. The primary soil type include Clinton Silty Clay Loam. Located only a half mile off pavement this property would make for an excellent building site with views perched up overlooking the rolling hills of Iowa County. Property is located just southeast of Parnell, Iowa along Q Avenue in Section 23 of Fillmore Township. Poweshiek rural water is located at the road.

Excellent building site potential with views that cannot be beat.

FARM DETAILS

Est. FSA Cropland Acres: 34.80

Corn: N/A Base Acres with a PLC Yield of 136

Soybeans: N/A Base Acres with a PLC Yield of 44

*Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Iowa County FSA office.

TRACT 2 ▼ 105 acres m/l



Tract 2 consists of a total of 105 acres m/l with an estimated 95.26 FSA cropland acres that carry a CSR2 of 46.3. The primary soil type include Colo-Ely Complex. This tract includes 30.92 acres m/l enrolled into the Conservation Reserve Program "CRP" allocating an annual income of \$5,817 contracts to expire 09/30/2024. Located only a half mile off pavement this property would make for an excellent building site overlooking the rolling hills of Iowa County. Property is located just southeast of Parnell, Iowa along Q Avenue in Section 23 of Fillmore Township. Poweshiek rural water is located at the road.

FARM DETAILS

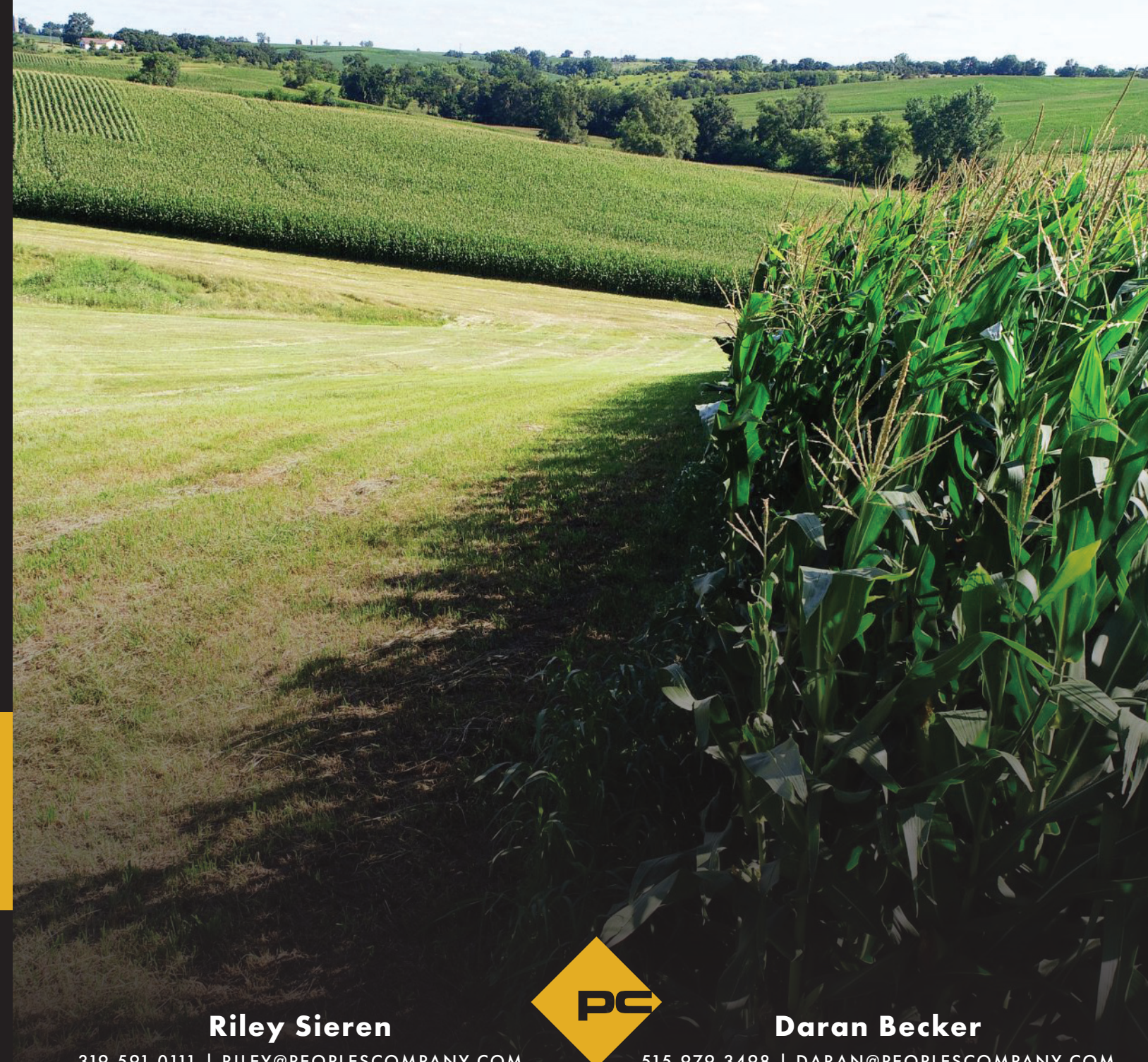
Est. FSA Cropland Acres: 95.26

Corn: N/A Base Acres with a PLC Yield of 136

Soybeans: N/A Base Acres with a PLC Yield of 44

*Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Iowa County FSA office.

304 Acres M/L in Iowa County FARMLAND AUCTION



TRACT 3 ▼ 155 acres m/l



Tract 3 consists of a total of 155 acres m/l with an estimated 148.35 FSA cropland acres that carry a CSR2 of 56.7. The primary soil type include Ladoga silt loam. This tract includes 4.1 acres m/l enrolled into the Conservation Reserve Program "CRP" allocating an annual income of \$1,028 contracts to expire 09/30/2023. Property is located just southeast of Parnell, Iowa along R Avenue in Section 24 of Fillmore Township. Poweshiek rural water is located at the road.

FARM DETAILS

Est. FSA Cropland Acres: 148.35

Corn: 80.7 Base Acres with a PLC Yield of 136

Soybeans: 13.6 Base Acres with a PLC Yield of 44

*Farm program information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Iowa County FSA office.



TRACT 4 ▼ 5 acres m/l



Tract 4 consists of this beautiful acreage in Iowa County. If your heart is telling you it's time to move to the country, this could be the perfect place for you. The home is 1,716 Sq. Ft. including an attached garage, 2 bedrooms and 1 bathroom, also included is a 38' X 60' machine shed, 40' X 60' hoop building, 30' X 74' barn, multiple outbuildings and 3 grain bins. Making this acreage the perfect opportunity to start a business or raise livestock. With diverse acreages in high demand don't miss this opportunity in Iowa County. Located only 1/2 mile off pavement.

- New shingles, downspouts & gutters -- Summer/Fall 2008

- Replace wall furnace -- Fall 2008

- New gas water heater -- May 2009

Poweshiek rural water is located at the property. House was winterized and all utilities to the house have been off since 2016.

Buyer will be responsible for any and all septic system compliant issues. New septic system will be at the sole responsibility of the buyer.

Open House for Tract 4:
FRIDAY, MARCH 26TH FROM 3:00PM - 6:00PM



THURSDAY, APRIL 8TH, 2021, 10:00 AM

Community Center | 210 South Main Street | North English, IA 52316

*Online
Bidding
Available*



FOR MORE INFORMATION AND ONLINE BIDDING VISIT

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