

LISTING #15446

Tract 1

50

ACRES M/L

236.50

TOTAL ACRES
M/L

Tract 2

186.50

ACRES M/L

THURSDAY, MAY 20TH, 2021 | 10:00 AM

KEOKUK COUNTY FARMLAND AUCTION

COMMUNITY CENTER | NORTH ENGLISH, IA 52316



RILEY SIEREN

319.591.0111 | RILEY@PEOPLES COMPANY.COM



KEOKUK COUNTY FARMLAND AUCTION 236.50 TOTAL ACRES M/L

Peoples Company is pleased to be representing the Estate of Wayne & Joan Beyer in the sale of 236.5 total acres m/l located in Keokuk County just Southwest of North English, Iowa. The property will be offered in two 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, May 20th there will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The two farms are situated in section 4 of English River Township Keokuk County, Iowa.

Tract 1: 50 Acres m/l with 47.28 FSA tillable acres carrying a CSR2 of 54.3

Tract 2: 186.5 Acres m/l with 173.3 estimated tillable acres carrying a CSR2 of 54.8

The farm will be sold using the "Buyer's Choice" auction method where the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.



TRACT 1 50 ACRES M/L

Tract 1 consists of a total of 50 acres m/l with an estimated 47.28 FSA cropland acres that carry a CSR2 of 54.3. The primary soil type include Ladoga & Otley Silty Clay Loams. Located only a quarter mile off pavement this property would make for an excellent building site with views overlooking the gently rolling hills of Keokuk County. Property is located just southwest of North English, Iowa along 247th Avenue in Section 4 of English River Township.

Buyer will receive the current cropping lease credit of \$9,061 at closing.



TRACT 2 186.50 ACRES M/L

Tract 2 consists of a total of 186.5 acres m/l with an estimated 173.3 FSA cropland acres that carry a CSR2 of 54.8. The primary soil type include Ladoga & Otley Silty Clay Loams. Located right off pavement this property is situated around the lutton cemetary and includes terraces and tile as improvements. Property is located just southwest of North English, Iowa along 110th Street in Section 4 of English River Township.

Buyer will receive the current cropping lease credit of \$33,212 at closing.



AUCTION TERMS & CONDITIONS

Auction Method: Tracts 1 & 2 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. Tracts will not be offered in their entirety at the conclusion of the auction.

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

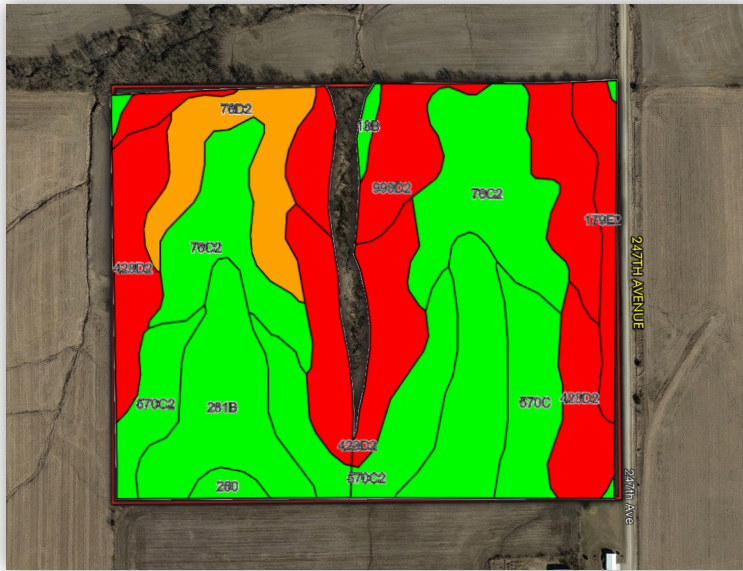
Earnest Money Payment: A 10% earnest money payment is required on the day of the auction.

Closing: Closing will occur on or about Friday, June 25, 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 subject to tenants rights.

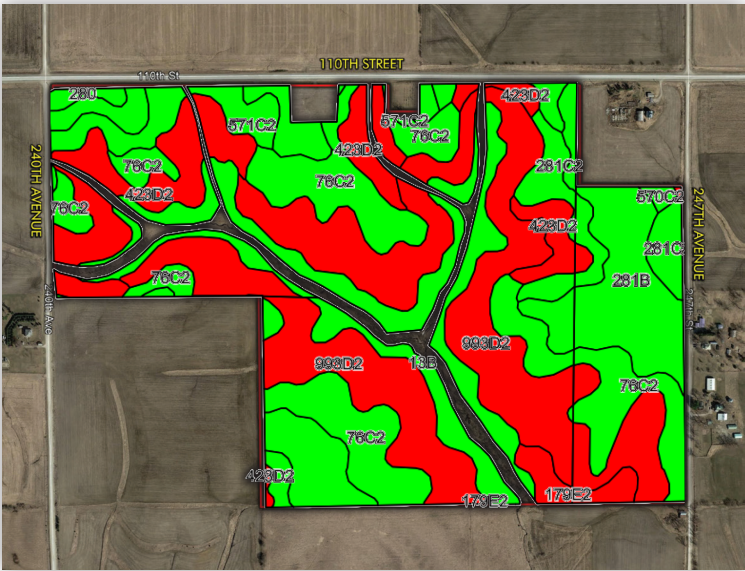
Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for 2022.

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.



TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
423D2	Bucknell silty clay loam	9.42	19.9%		6
76C2	Ladoga silty clay loam	8.85	18.7%		75
281B	Otley silty clay loam	8.41	17.8%		91
993D2	Gara-Armstrong complex	6.27	13.3%		30
570C2	Nira silty clay loam	5.60	11.8%		71
76D2	Ladoga silty clay loam	3.56	7.5%		49
570C	Nira silty clay loam	2.68	5.7%		74
179E2	Gara clay loam	1.65	3.5%		33
13B	Olmitz-Zook-Vesser complex	0.42	0.9%		71
280	Mahaska silty clay loam	0.42	0.9%		94
Weighted Average					54.3



TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
993D2	Gara-Armstrong complex	53.10	30.6%		30
76C2	Ladoga silty clay loam	33.38	19.3%		75
281B	Otley silty clay loam	25.97	15.0%		91
13B	Olmitz-Zook-Vesser complex	20.59	11.9%		71
423D2	Bucknell silty clay loam	20.26	11.7%		6
571C2	Hedrick silty clay loam	8.02	4.6%		76
281C2	Otley silty clay loam	7.51	4.3%		82
179E2	Gara clay loam	3.00	1.7%		33
280	Mahaska silty clay loam	0.98	0.6%		94
570C2	Nira silty clay loam	0.49	0.3%		71
Weighted Average					54.8



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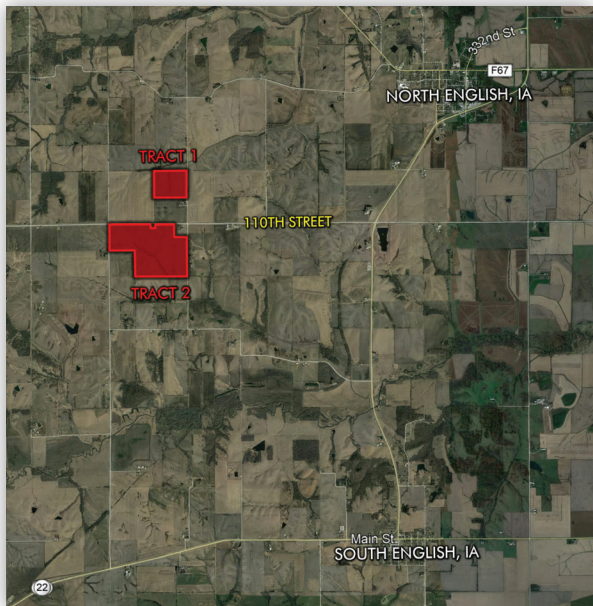
Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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



PEOPLESCOMPANY.COM
LISTING #15446

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SELLERS

Estate of Wayne & Joan Beyer

THURSDAY, MAY 20TH, 2021 | 10:00 AM

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Scan the QR Code on the
left with your smartphone
to view the auction on
[PeoplesCompany.com](https://www.PeoplesCompany.com)

CONTACT

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