

UPCOMING AUCTION



Fayette

COUNTY

120
ACRES M/L

Wednesday,
August 18th 2021
at 10:00AM

Fredericksburg
Community Center

151 West Main St.
Fredericksburg,
Iowa, 50630

Doug Yegge

563.320.9900

Doug@PeoplesCompany.com

Alan McNeil

563.321.1125

Alan@PeoplesCompany.com

 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



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Peoples Company is pleased to be representing Yegge, Brown and Crist Families in the sale of 120 total acres m/l located just East of Fredricksburg, Iowa. This farmland would be considered some of the best quality farmland in the state.

Conveniently located within 5 miles West of Hawkeye Iowa in Section 21 of Bethel Township. This high quality, and nearly 100% tillable, farmland tract would make a great addition to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The primary soil types on these tracts include top producing Clyde and Kenyon silty clay loams, with average CSR2 values around 87.3. The farm has been cash rented to a reputable tenant for several years and APH (Actual Production History) yields for the last 10 years have averaged over 162 bushels per acre for corn and 53 bushels per acre for soybeans.

The farm lease runs through the 2021 cropping season. Sellers to retain all rent income for the 2021 crop season. The farm will be open for the 2022 cropping year.

Tract 1 ESTIMATED: 120 acres m/l with 106.94 FSA cropland acres carrying a CSR2 value of 87.3. A survey is being completed therefore the final gross acres for Tract 1 are subject to change prior to the day of the auction.



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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. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Fayette County Farm Service Agency. 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 Fayette 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: As this sale is being sold by an Estate, the final sale will be subject and contingent upon receiving Court Approval. Closing will occur on or before Friday, November 5th, 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 land will be given At Closing, Subject to Tenant's Rights.

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

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 financing.



Farm Details

Estimated FSA Cropland Acres: 114.73
Corn: 72.89 Base Acres with a PLC Yield of 162
Soybeans: 22.50 Base Acres with a PLC Yield of 53

*FSA Cropland and Base Acres are subject to adjust after the farm is reconstituted by the Fayette County Farm Service Agency.

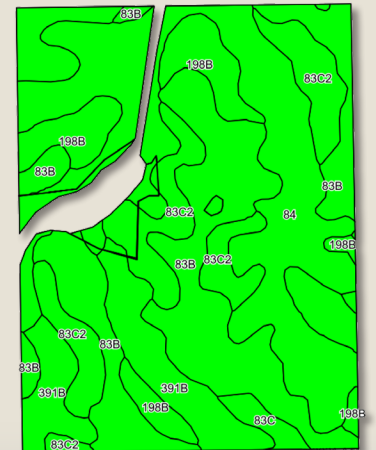
Seller Yegge 401(k)/ Crist/ Brown SEP

Code	Soil Description	Acres	%of Field	Legend	CSR2
83B	Kenyon loam	34.68	31.2%		90
84	Clyde clay loam	33.90	30.5%		88
83C2	Kenyon loam	16.00	14.4%		84
198B	Floyd loam	13.22	11.9%		89
391B	Clyde-Floyd complex	11.63	10.5%		87
83C	Kenyon loam	1.57	1.4%		85
				Weighted Average	88

Directions

From Hawkeye, Iowa, head West on County Road B66 for 3.5 miles farm is on the North side of the Road. Look for signs.

Net Taxes \$3,800



Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.

AUCTION DETAILS

700 6th Avenue
DeWitt, IA 52742



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