



ATKINSON
FARM

160

ACRES M / L

LAND AUCTION

MAHASKA COUNTY
IOWA

TUESDAY, SEPTEMBER 7TH AT 10:00 AM

NEW SHARON CITY PARK BUILDING

108 N Pearl Street, New Sharon, Iowa 50207

712.898.5913 | ANDREW ZELLMER
ANDREWZ@PEOPLES COMPANY.COM



ADAM CURRAN | 641.203.2931
ADAM@PEOPLES COMPANY.COM

ATKINSON FARM

160

ACRES M / L

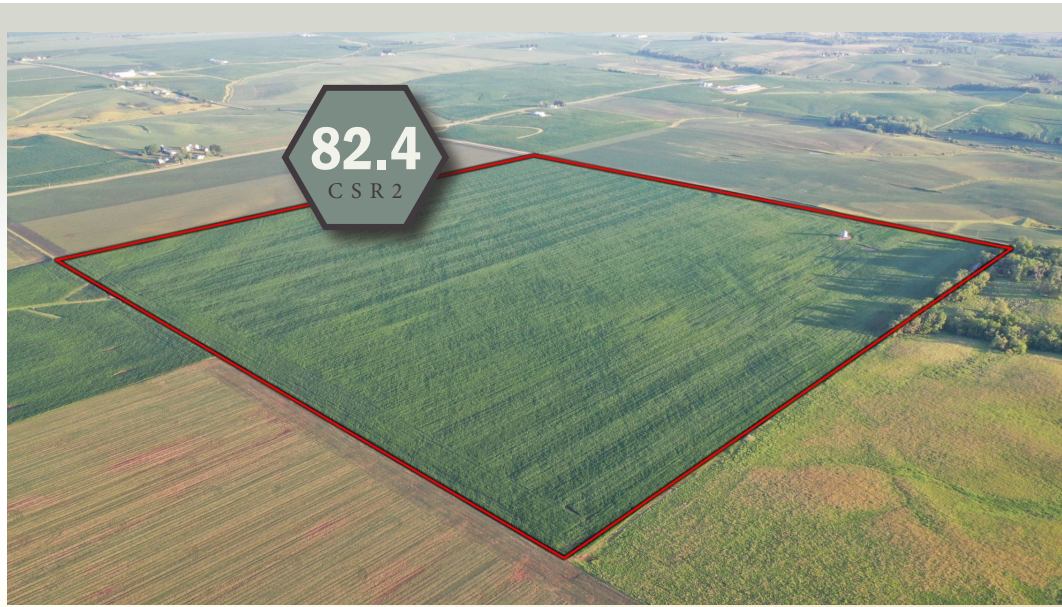
LAND AUCTION

MAHASKA COUNTY IOWA

High-quality Mahaska County, Iowa farmland is going to auction on September 7th, 2021. The Atkinson Farm consists of 160 Acres m/l with 159.01 FSA Cropland Acres carrying a CSR2 of 82.4. This beautiful farm contains productive soil types such as Nira silty clay loam, Mahaska silty clay loam, and Taintor silty clay loam. The farm lies on the south side of 150th Street southeast of New Sharon, Iowa in Section 33 of Union Township. The lease is open for the 2022 cropping season. Farms of this quality are in high demand, so don't miss your opportunity to add this quarter-section to your landholdings.

Farm Details:
FSA Cropland Acres: 159.01
Corn: 86.6 Base Acres with a PLC Yield of 140
Soybeans: 71.7 Base Acres with a PLC Yield of 60
Base Acres: 158.3
Taxes: \$5,558

FOR MORE INFORMATION
ON THIS PROPERTY
VISIT
PEOPLES COMPANY.COM
LISTING #15633 OR
CONTACT A PEOPLES
COMPANY AGENT!

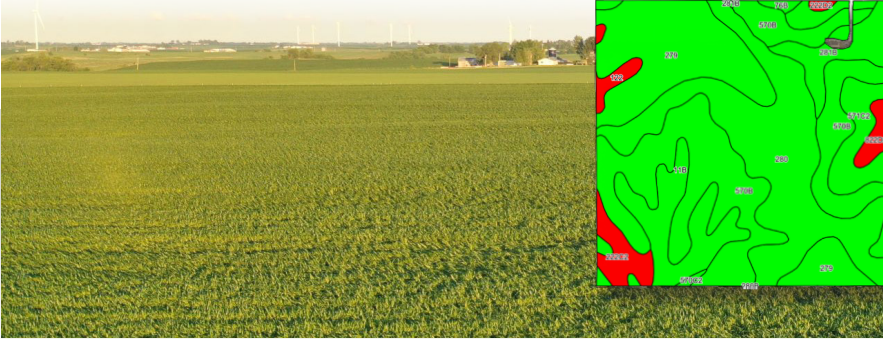


DIRECTIONS

From New Sharon: travel south on US Highway 63 for approximately 1.5 miles until 150th Street. Turn left (east) on 150th street and continue to travel east for approximately 2.5 miles. The property will be on the south side of 150th Street. Look for Peoples Company signs.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
570B	Nira silty clay loam	45.61	28.7%		81
280	Mahaska silty clay loam	40.67	25.6%		94
279	Taintor silty clay loam	31.48	19.8%		83
11B	Colo-Ely complex	13.63	8.6%		86
571C2	Hedrick silt loam	9.60	6.0%		77
281B	Otley silty clay loam	7.59	4.8%		91
222C2	Clarinda silty clay loam	4.81	3.0%		38
822D2	Lamoni silty clay loam	2.18	1.4%		12
122	Sperry silt loam	2.02	1.3%		36
76B	Ladoga silt loam	0.65	0.4%		86
222D2	Clarinda silty clay loam	0.45	0.3%		12
570C2	Nira silty clay loam	0.32	0.2%		72
Weighted Average					82.4



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AUCTION DETAILS:

Online Bidding: Register at <http://peoplescompany.bidwrangler.com>
Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.
Farm Program Information: Farm Program Information is provided by the Mahaska 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 Mahaska County FSA & NRCS offices.
Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payments 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 October 26th, 2021. 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 Farm Tenants Rights.
Farm Lease: There is a farm lease in place for the 2021 cropping season. The farm is open for the 2022 crop season. All 2021 rental income will be retained by the seller.
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. 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 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. The 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.

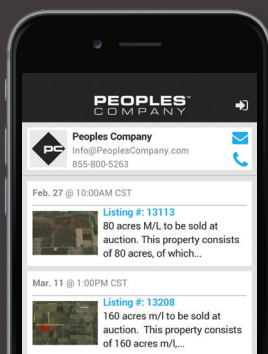
IN-PERSON OR ONLINE BIDDING

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12119 Stratford Dr. Suite B
Clive, Iowa 50325



Not able to make it to the live auction but still want to bid? No problem!

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