

Land Auction

THURSDAY, OCTOBER 14TH, 2021 | 5:00 PM

Wayne County Fair Event Center | 800 2nd Avenue | Corydon, Iowa 50060

116.19 ACRES M/L

OFFERED AS
THREE TRACTS
IN WAYNE COUNTY

The Estate of Vera A. Everman



JARED R. CHAMBERS Agent / Auctioneer
641.414.0234 | Jared@PeoplesCompany.com



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THURSDAY, OCTOBER 14TH, 2021 | 5:00 PM

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SELLER:

The Estate of Vera A. Everman
Alicia Keasling, Executor of the Estate



ATTORNEY FOR THE ESTATE:

Jenna K. Lain, Attorney at Law
Meyer & Lain | Corydon, Iowa 50060

Peoples Company is honored to be representing The Estate of Vera A. Everman in the sale of 116.19 acres of the family farm located north and west of Corydon, Iowa. The beginning of the Everman Family Farm dates back to 1944 making this a rare opportunity to purchase good Wayne County farmland that has not been available to the public in over 77 years.

Three tracts ranging in size from 36.19 surveyed acres to 40 acres m/l will be offered presenting a unique opportunity to purchase high quality tillable acres, excellent recreational & hunting options with added income or the perfect location with exceptional views to build your dream home on. The current farm lease has been terminated and farming rights will be available to the Buyer(s) for the 2022 farm year.

The way this farm is subdivided offers something for everyone, including the smaller, medium and large acreage buyers.

Create the best combination of tracts that offers the optimum purchase for your operation. This is a rare opportunity to design a purchase of good Wayne County farmland that best fits your needs and at your price.

These tracts will be offered via a live Public Auction and will take place Thursday, October 14th at 5:00 PM at the Wayne County Fair Event Center at 800 2nd Avenue in Corydon, Iowa. The land will be sold as three individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, any tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



PeoplesCompany.com | Auction #15706

Directions

Beginning in Corydon, Iowa travel west on Highway 2 approximately 1 mile to 120th Street. Travel north on 120th Street approximately 2.75 miles to the intersection of Payton Road and 120th Street. Tract 1 will be located approximately one-quarter of a mile east along Payton Road on the north side of the road. Tracts 2 and 3 are located along the east side of 120th Street at the intersection of Payton Road and 120th Street. Watch for Peoples Company auction signs.

TRACT ONE

36.19 ACRES M/L

Tract 1 totals 36.19 surveyed acres and consists of approximately 33.35 tillable acres (estimated) currently in crop production carrying an estimated 56.7 CSR2 on the tillable soils. Primary soil types on the tillable acres include Seymour Silty Clay Loam and Seymour Silt Loam. The balance of Tract 1 is in waterways. This tract would make an excellent location to build your dream home on with rural water and electric available along Payton Road. Tract 1 is located along the north side of Payton Road in Section 1 of Benton Township. Buyer will be responsible for installing a new driveway access along Payton Road per the Wayne County Engineer's Office plans and specifications.

Code	Soil Description	Acres	% of Field	CSR2	Legend
312C2	Seymour silty clay loam	13.90	41.7%	56	Yellow
312B	Seymour silt loam	11.78	35.3%	64	Yellow
223C2	Rinda silty clay loam	3.08	9.2%	45	Orange
231	Edina silt loam	1.58	4.7%	59	Yellow
222C2	Clarinda silty clay loam	1.16	3.5%	28	Red
312C	Seymour silt loam	0.84	2.5%	58	Yellow
452C2	Lineville silty clay loam	0.36	1.1%	64	Yellow
192C2	Adair clay loam	0.23	0.7%	29	Red
531C2	Kniffin silty clay loam	0.19	0.6%	48	Orange
179D2	Gara loam	0.12	0.4%	38	Red
179E2	Gara loam	0.11	0.3%	24	Red
Weighted Average				56.7	



**Estimated tillable acre amounts only. Actual tillable acres may change when the farm is reconstituted per the Wayne County FSA and NRCS offices.*

Auction Terms & Conditions

Auction Method: Tracts 1, 2 and 3 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", where 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.

Tract 1: 36.19 Acres M/L

Tract 2: 40 Acres M/L

Tract 3: 40 Acres M/L

Farm Program Information: Farm Program Information is provided by the Wayne 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 farms are reconstituted by the Wayne 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 the Meyer & Lain Trust Account.

Closing: Closing will occur on or around Thursday, November 10, 2021. The

balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer.

Possession: Possession of the farm will be given at closing, subject to the current tenant's rights.

Hunting Lease: There are no hunting leases in place.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2022 crop season.

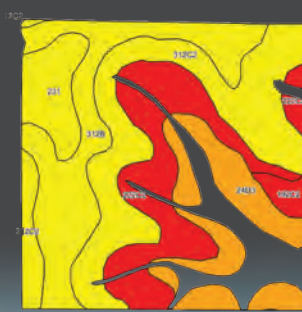
Survey Information: Tract 1 has been surveyed to determine the property boundaries and actual gross acres to be sold. Tract 2 and 3 have been surveyed and if tracts 2 and 3 sell to different Buyers, then Sellers will pay for the surveyor to put minimal stakes in the tract splits to identify new boundaries. Any additional staking will be at the expense of the Buyer(s) of each tract. This work will not be completed until after 2021 crops are removed.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with Meyer & Lain the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the



Tract 2 totals 40 acres m/l and consists of approximately 33.98 tillable acres (estimated) currently in crop production carrying an estimated 49.7 CSR2 on the tillable soils. Primary soil types on the tillable acres include Seymour Silty Clay Loam and Seymour Silt Loam. The balance of Tract 2 is in waterways and timbered draws. This tract would be an ideal location to build your dream home on with outstanding views. Rural water is located along the north side of Payton Road. Electric would be available to this tract along Payton Road and 120th Street. Tract 2 is located in Section 12 of Benton Township along the south side of Payton Road and east side of 120th Street with access from Payton Road.

Code	Soil Description	Acres	% of Field	CSR2	Legend
312C2	Seymour silty clay loam	10.56	31.1%	56	Yellow
312B	Seymour silt loam	7.55	22.2%	64	Yellow
222C2	Clarinda silty clay loam	7.12	21.0%	28	Red
24D3	Shelby clay loam	5.43	16.0%	45	Orange
231	Edina silt loam	2.53	7.4%	59	Yellow
192C2	Adair clay loam	0.79	2.3%	29	Red
Weighted Average				49.7	



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auction. Transfer will be made by Court Officer Deed. Estate Auction is subject to final court approval.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

Tract 1 Driveway Entrance: Tract 1 does not currently have its own driveway entrance off of Payton Road. The new owner of Tract 1 will be responsible for installing a new driveway entrance per the Wayne County Engineer's Office plans and specifications. Any and all costs associated with the installation of new driveway entrances, if needed, will be at the sole expense of the new owners of each tract. The Sellers will not install any new driveway entrances.

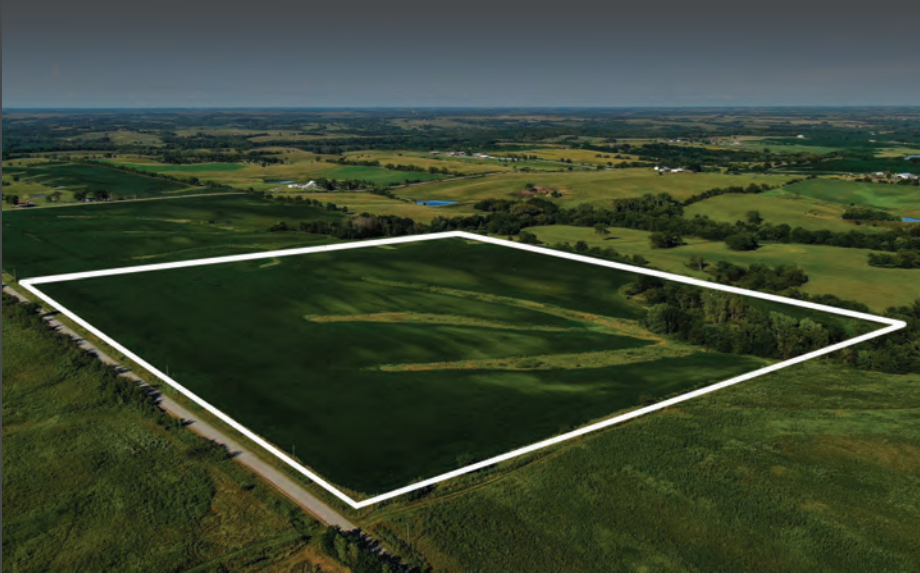
Fences: Existing fences, if any, are in as-is condition and will not be updated. Not all property lines have fences installed. No new fences to divide any of the tracts will be installed by the Sellers. All current and any future fences and fence lines shall be governed by the Wayne County and State of Iowa fence line rules and regulations. Existing fence lines may not be located on the true boundary lines.

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.

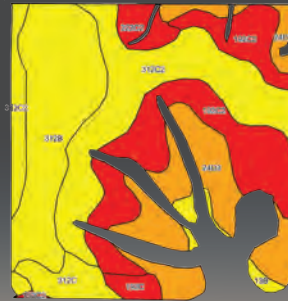
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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.

TRACT THREE

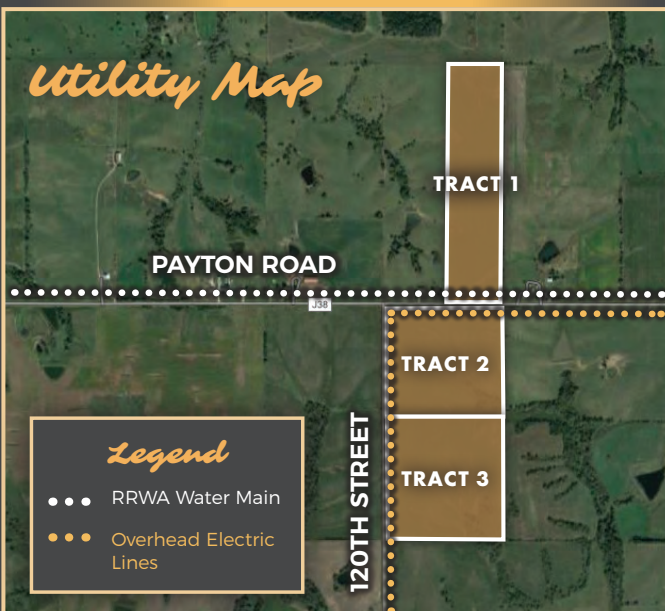
40 ACRES M/L

Tract 3 totals 40 acres m/l and consists of approximately 33.89 tillable acres (estimated) currently in crop production carrying an estimated 48.5 CSR2 on the tillable soils. Primary soil types on the tillable acres include Seymour Silty Clay Loam and Adair Clay Loam. The balance of Tract 3 is in waterways and timbered draws. This tract would be an ideal location to build your dream home on with outstanding views. Electric is available along 120th Street, however, rural water is only located along the north side of Payton Road. Tract 3 is located in Section 12 of Benton Township along the east side of 120th Street with access made to this tract along 120th Street.

Code	Soil Description	Acres	% of Field	CSR2	Legend
312C2	Seymour silty clay loam	9.06	26.7%	56	Yellow
192C2	Adair clay loam	7.97	23.5%	29	Red
312B	Seymour silt loam	6.94	20.5%	64	Yellow
24D3	Shelby clay loam	6.45	19.0%	45	Orange
312C	Seymour silt loam	1.31	3.9%	58	Yellow
222C2	Clarinda silty clay loam	0.93	2.7%	28	Red
13B	Zook-Olmitz-Vesser complex	0.67	2.0%	68	Yellow
192C	Adair loam	0.56	1.7%	39	Red
Weighted Average				48.5	



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Auction:

Thursday, October 14th, 2021
at 5:00 PM (CST)

Location:

Wayne County Fair Event Center
800 2nd Avenue | Corydon, Iowa 50060



FOR MORE INFORMATION ON THIS LISTING VISIT
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#15706 OR CONTACT THE AUCTIONEER.



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*“Don’t wait to buy land,
BUY LAND AND WAIT.”*

- WILL ROGERS



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