

MARION COUNTY, IA

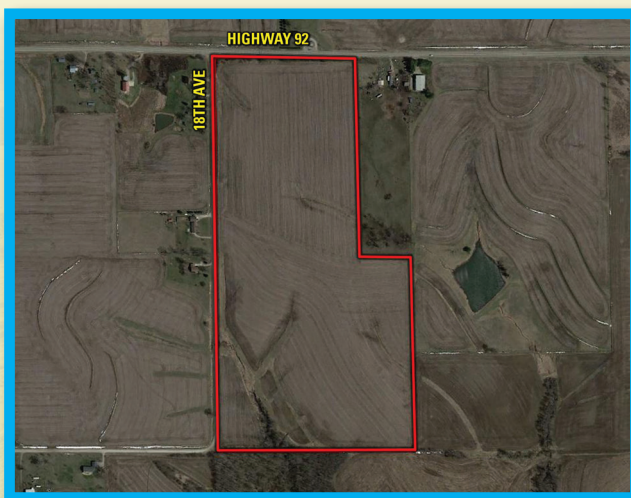
LISTING #15722

# FARMLAND AUCTION



**DARAN BECKER** | 515.979.3498 | [DARAN@PEOPLES COMPANY.COM](mailto:DARAN@PEOPLES COMPANY.COM)

70 ACRES  
M/L



**70 ACRES M/L**

**DATE**  
Friday,  
November 19th  
at 10:00 AM

**LOCATION**  
Pleasantville Memorial Hall  
101 N Jefferson Street  
Pleasantville, IA 50225



# ABOUT THE FARM

## DESCRIPTION

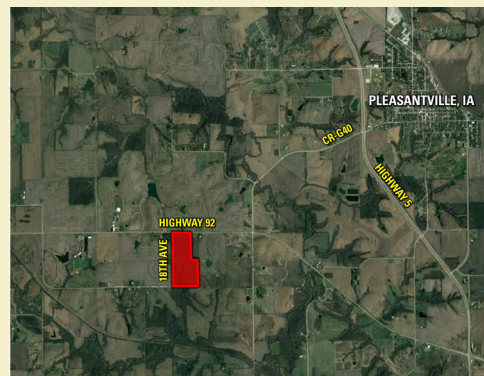
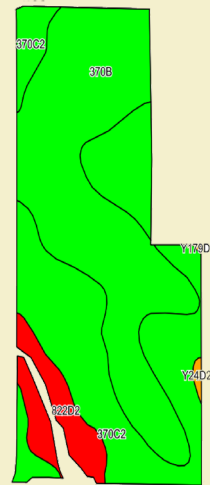
Peoples Company is pleased to represent Dawn and Mark Bowman in the sale of 70 m/l acres of high quality Marion County farmland. This farm will be sold at public auction Friday, November 19th, 2021 at 10:00 am at the Pleasantville Memorial Hall in Pleasantville, IA. The 65.1 m/l tillable acres carry a CSR2 of 79.6 and feature nearly 92% Sharpsburg soils. This farm has been improved with tile and terraces and is planted to soybeans in 2021. The farm is open for the 2022 crop year. If you're looking for a place to build this property sits on Highway 92 just 2.5 miles from Pleasantville Iowa. The views are amazing do not miss your chance at this farm.



## TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	31.80	48.8%	●	91
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	27.78	42.7%	●	80
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	5.19	8.1%	●	10
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.23	0.4%	●	49

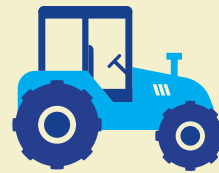
Weighted Average **79.6**



## DIRECTIONS

From the intersection of Highway 65 and Highway 92 in Indianola, IA. Head east on highway 92 for approximately 13 miles. The farm will be on your right.

From the intersection of G40 and Highway 5, head southwest crossing Highway 5 for roughly 1.75 miles. Take a right heading west on Highway 92. After .75 miles the farm will be on your left.



## AUCTION TERMS AND CONDITIONS

**Auction Method:** Farm will be offered in one tract. All bids will be on a price per acre amount.

**Farm Program Information:** Farm Program Information is provided by the Marion 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 Marion 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 Peoples Company Trust Account.

**Closing:** Closing will occur on or about December 29th, 2021. Subject to tenants rights. 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 tenant's rights.

**Farm Lease:** Tenant has been terminated and farm is open for 2022.

**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 obtaining financing.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

**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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

**Brokers Protected:** Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

## FARM FACTS

**FSA Cropland Acres** - 65.1

**Corn** - 35.9 base acres with a PLC Yield of 126

**Soybeans** - 29.2 base acres with a PLC Yield of 40

**Sign On Property:** Yes

**MLS Number:** 637218

**Parcel Number:** 1943200000, 1943100000

**School District:** Pleasantville Schools

**General Area:** Southwest of Pleasantville

**Net Taxes:** \$2,376.00

**Online Bidding:** Yes

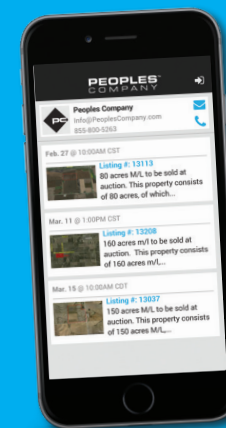
**Auction Date:** Nov 19, 2021

**CSR2:** 79.60

**Possession:** At Closing

**Terms:** Cash

## BID ONLINE



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

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.







12119 Stratford Drive, Suite B  
Clive, IA 50325



**AUCTION LOCATION**

Pleasantville Memorial Hall  
101 N Jefferson Street  
Pleasantville, IA 50225

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