

Farmland Auction

GREENE & GUTHRIE COUNTY

NOVEMBER 4TH

Thursday Morning at Ten O'Clock

Jamaica Community Center

NW Corner of Main Street & Van Nest Street
Jamaica, Iowa 50128



481.51
Acres M/L

OFFERED AS
6 TRACTS

MATT ADAMS

515.423.9235

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LISTING #15740

 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

FARMLAND AUCTION *Greene & Guthrie County, Iowa*

Major Greene & Guthrie County, Iowa Land Auction - Mark your calendar for Thursday, November 4th, 2021 at 10:00 AM! Peoples Company is honored to represent the members of Meinecke Farms Corporation in the sale of 481.51 total acres m/l located around Jamaica, Iowa.

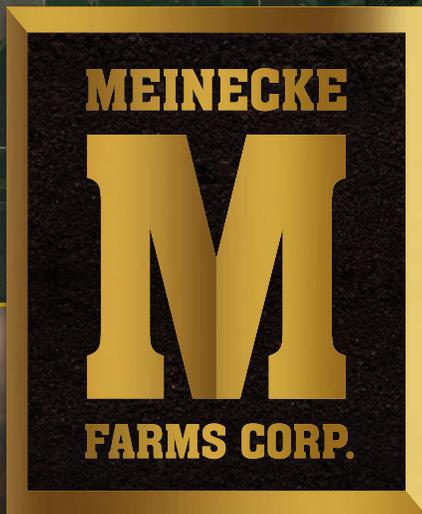
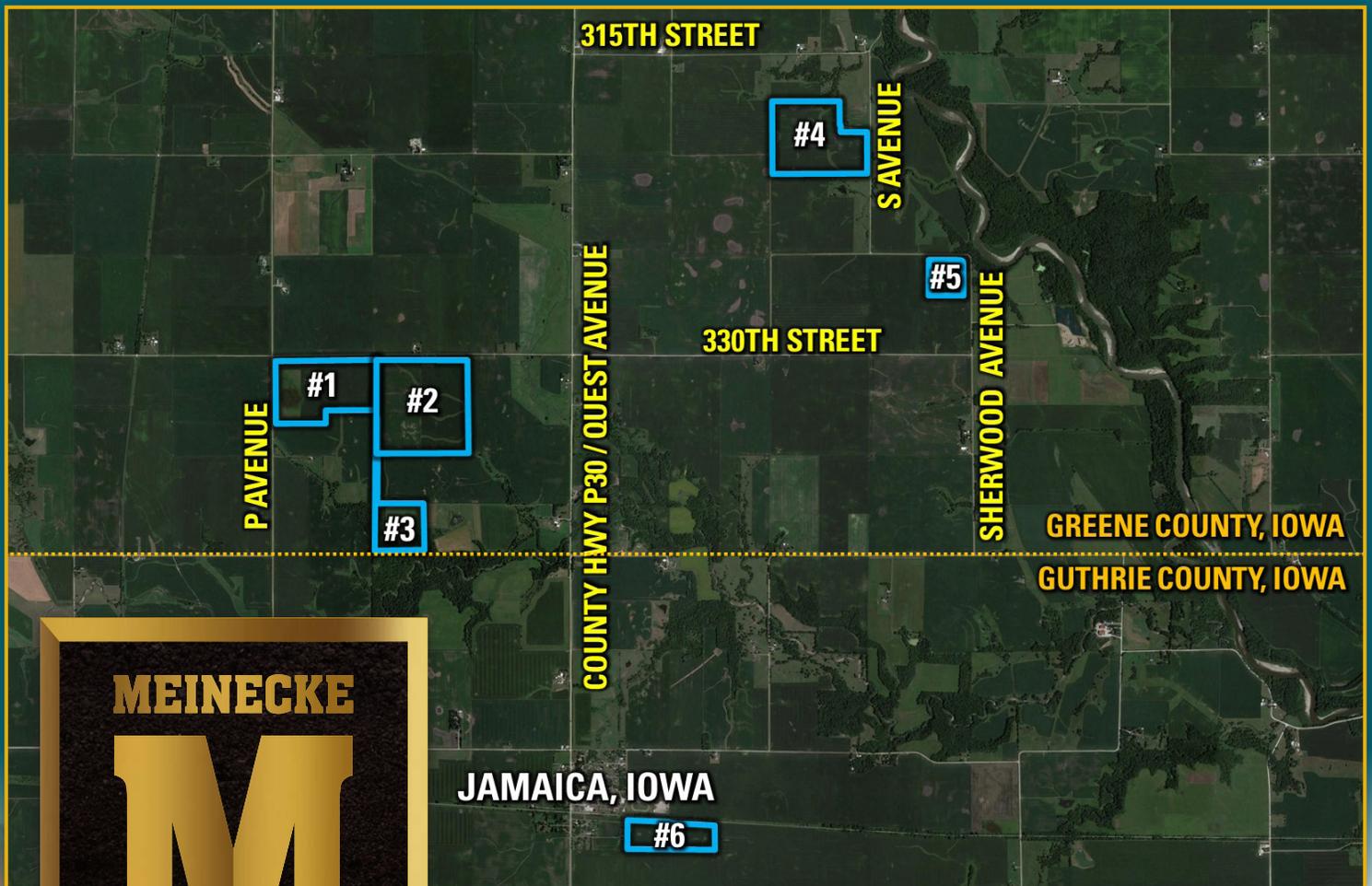
Of the total 481.51 acres m/l, the Meinecke Farms Corporation farmland includes 437.83 FSA cropland acres with 382.15 acres currently in row crop production. There are 53.90 acres currently enrolled in five Conservation Reserve Program (CRP) contracts that expire from 2025 through 2035. Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, these tracts would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The farmland has been proudly owned and operated by the Meinecke family for over 60 years.

The six tracts will be offered via Public Auction and will take place at 10:00 AM at the Jamaica Community Center, NW Corner of Main Street and Van Nest Street, Jamaica, Iowa 50128. The farmland tracts will be sold as six individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until all six tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

For more information visit

PeoplesCompany.com

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November

4TH

10:00 AM

Jamaica Community Center

NW Corner of Main Street and Van Nest Street
Jamaica, Iowa 50128

-or- bid online at PeoplesCompany.com



◀ **SCAN HERE**

Scan the QR Code with your phone's camera to learn more!

481.51 TOTAL ACRES M/L

Tract 1: 90 Acres M/L

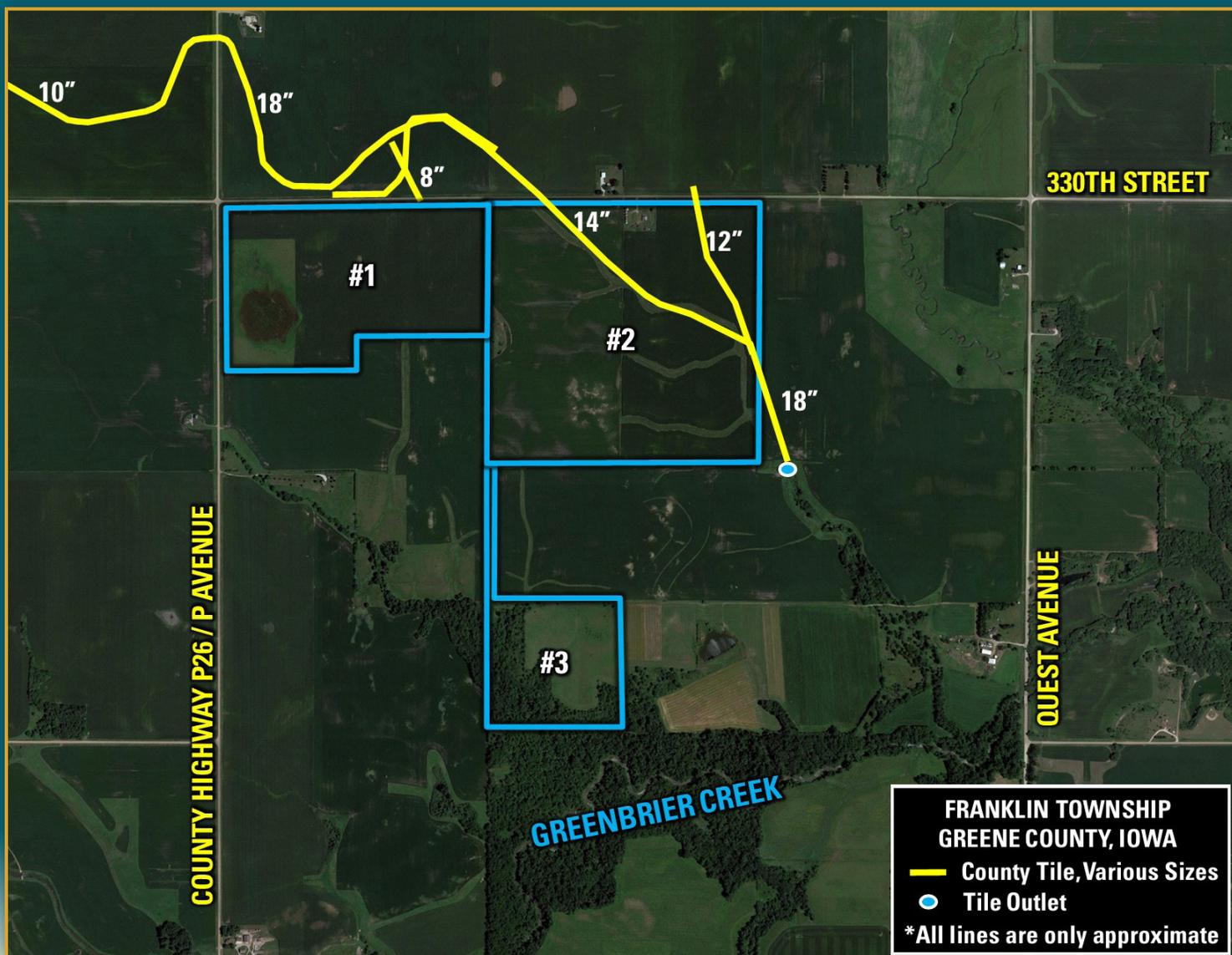
Tract 2: 160 Acres M/L

Tract 3: 41.21 Acres M/L

Tract 4: 105.17 Acres M/L

Tract 5: 40 Acres M/L

Tract 6: 45.13 Acres M/L



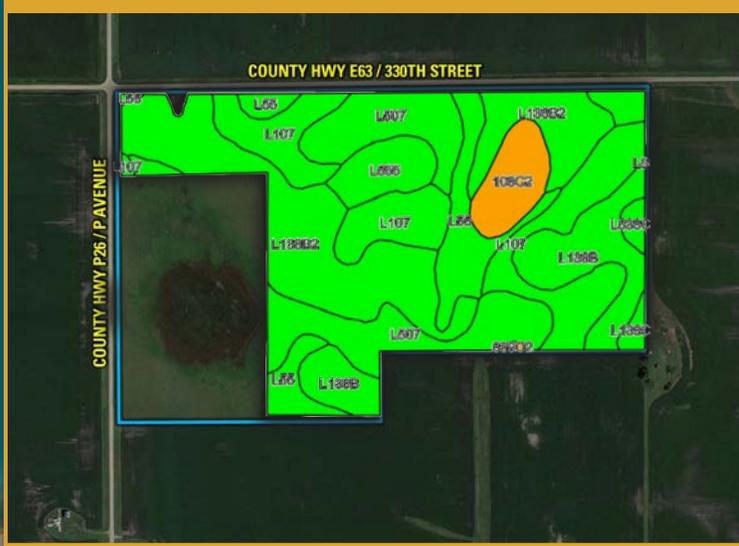
Above: Tile map for tracts 1-3.



Tract 1 consists of 90 acres m/l with 86.12 FSA cropland acres and a CSR2 value of 83.9 including top producing soil types of Clarion Loam, Canisteo clay loam, Webster clay loam, and Nicollet loam. Currently, 66.12 acres are being farmed carrying a CSR2 soil rating of 85 with an additional 20 acres, located in the southwest corner of the farm, enrolled in the Conservation Reserve Program (CRP) until 2026. The CRP practice is CP-27/28 (Farmable Wetlands Program) and has an annual payment of \$7,080 (\$353.99/acre).

- FSA Cropland Acres:** 86.12
- Effective Cropland Acres:** 66.12
- Base Acres:** 65.9
- Corn:** 48.7 base acres with a PLC Yield of 148
- Soybeans:** 17.2 base acres with a PLC Yield of 43

CURRENT TILLABLE SOILS MAP (CSR2)

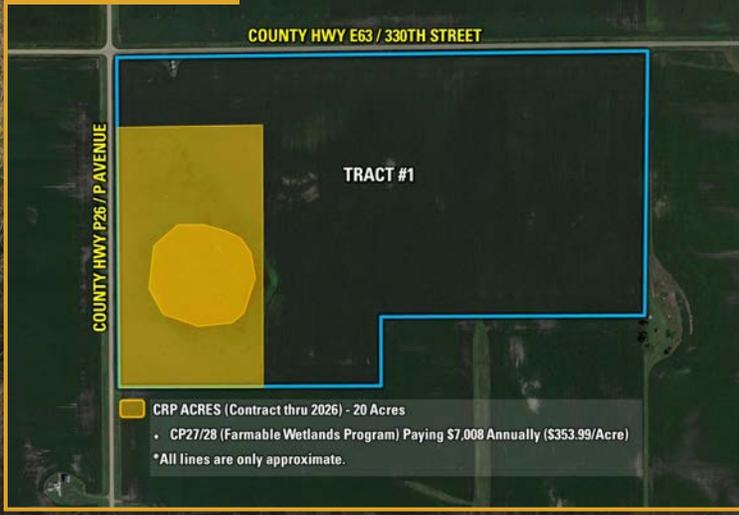


Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
L138B2	Clarion loam	18.28	27.6%	85 ●
L107	Webster clay loam	13.54	20.5%	88 ●
L507	Canisteo clay loam	11.77	17.8%	87 ●
L138B	Clarion loam	7.70	11.6%	88 ●
L55	Nicollet loam	7.30	11.0%	91 ●
L108C2	Wadena loam	3.38	5.1%	44 ●
L655	Crippin loam	2.92	4.4%	91 ●
L638C2	Clarion-Storden complex	0.60	0.9%	75 ●
L138C2	Clarion loam	0.52	0.8%	83 ●
L639C2	Salida-Storden complex	0.11	0.2%	46 ●

Weighted Average CSR2: 85

CRP MAP



CRP ACRES (Contract thru 2026) - 20 Acres
 • CP27/28 (Farmable Wetlands Program) Paying \$7,080 Annually (\$353.99/Acre)
 *All lines are only approximate.



TRACT 2 160 ACRES M/L

"Garrity & Murphy Farm"

Tract 2 consists of 160 acres m/l with 150.98 FSA cropland acres and a CSR2 value of 78.8 including soil types of Nicollet loam, Biscay clay loam, Webster clay loam, and Clarion loam. Currently, 141.43 acres are being farmed combined with 7.90 acres enrolled in the Conservation Reserve Program (CRP) until 2025. The CRP practice is CP-8A (Grass Waterways) and has an annual payment of \$2,860 (\$362/acre). In addition, there is a 1.65-acre grass waterway strip located along the eastern boundary of the tract, but is not enrolled in CRP or being farmed. There are two drainage tiles (12-14"; see Tile Map on page 3) running through the northern half of this farmland tract outletting to a tributary of Greenbrier Creek to the east. This tract also contains five usable steel grain bins (nearly 9,000-bushel bin built in 1981, 3,660-bushel grain bin built in 1960, and three 3,250-bushel grain bins built in 1960) with approximately 22,250-bushel capacity. Midland Power Cooperative is the electricity provider for the five bins. Should tracts 2 & 3 be purchased separately, an ingress/egress easement measuring approximately 40 ft. wide will be placed on the western boundary of tract 2 to provide access to tract 3. Contact agent for more information or for a copy of the proposed ingress/egress access easement.

FSA Cropland Acres: 150.98

Effective Cropland Acres: 143.08

Base Acres: 142.9

Corn: 96.3 base acres with a PLC Yield of 148

Soybeans: 46.6 base acres with a PLC Yield of 43

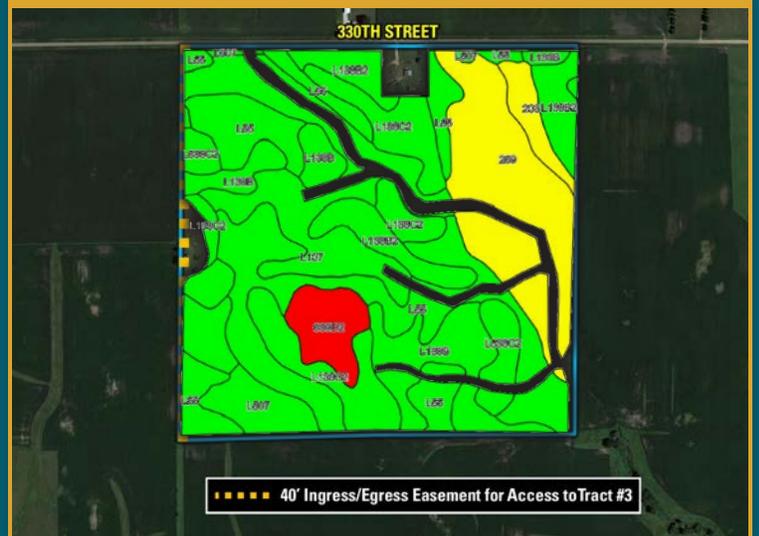
Tillable Soils Map

Code	Soil Description	Acres	% of		CSR2
			Field		
L55	Nicollet loam	37.90	26.8%	91	●
259	Biscay clay loam	21.39	15.1%	52	●
L107	Webster clay loam	19.96	14.1%	88	●
L138B	Clarion loam	16.36	11.6%	88	●
L138C2	Clarion loam	15.90	11.2%	83	●
L138B2	Clarion loam	11.10	7.8%	85	●
639D2	Salida-Storden complex	5.77	4.1%	26	●
L507	Canisteo clay loam	5.18	3.7%	87	●
L638C2	Clarion-Storden complex	4.78	3.4%	75	●
203	Cylinder loam	3.09	2.2%	58	●

Weighted Average 78.9



CURRENT TILLABLE SOILS MAP (CSR2)



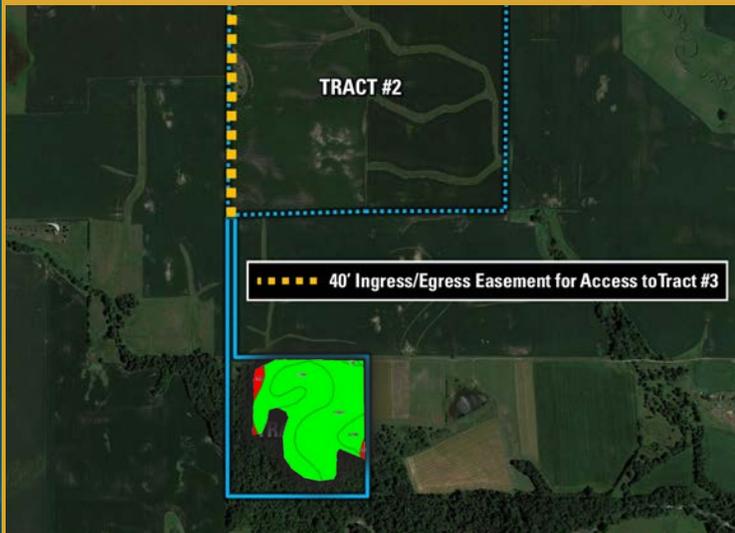
CRP ACRES (Contract thru 2025) - 7.90 Acres
 • CP8A (Grass Waterways) Paying \$2,860 Annually (\$362/Acre)
 *All lines are only approximate.



This recreational tract has endless possibilities whether you want to chase whitetails, turkeys, or pheasants! This property contains ample food sources, mature hardwoods, and plentiful water sources to support a strong population of deer, rafter of turkeys, or bouquet of pheasants. With Greenbrier Creek located just south of the property with a deep ravine creating a pinch point, this tract should bode well for outdoor enthusiasts and whitetail hunters.

Tract 3 is a '50 / 50' farmland and wooded tract located just over a mile and a half from pavement and includes 41.21 acres m/l with 18.30 FSA cropland acres and a CSR2 value of 82.6 with Clarion loam as the primary soil type. Currently, all 18.30 FSA tillable acres are enrolled in the Conservation Reserve Program (CRP) until 2035. The CRP practice is CP-38E-25 (Rare & Declining Habitat - Prairie Restoration) and has an annual payment of \$3,243 (\$177.22/acre). There is an approximate 40' wide ingress-egress easement extending from 330th Street along the western property boundary of Tract 2 to the far northwest corner of Tract 3 allowing access to this tract.

TILLABLE SOILS MAP (CSR2)

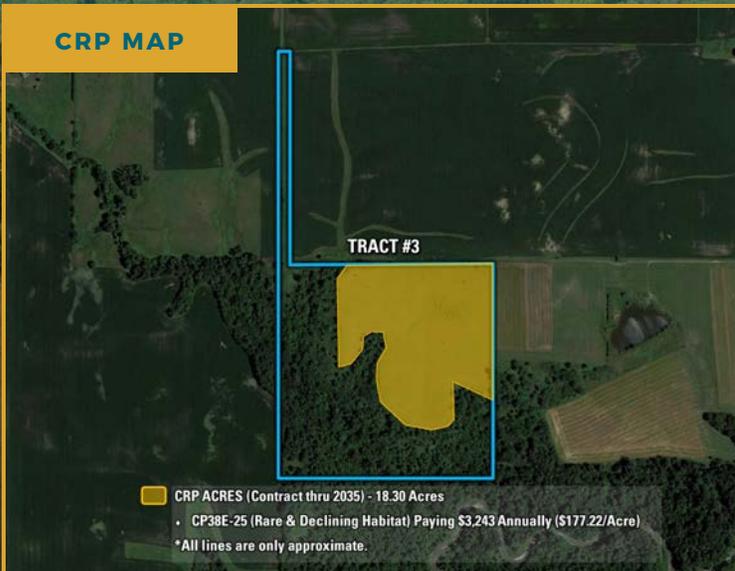


Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
L138C2	Clarion loam	10.54	57.6%	83 ●
L138B	Clarion loam	7.01	38.3%	88 ●
L62F	Belview loam	0.52	2.8%	16 ●
L62G	Belview loam	0.12	0.7%	10 ●
L55	Nicollet loam	0.11	0.6%	91 ●

Weighted Average 82.6

CRP MAP



Tract 4 consists of 105.17 acres m/l with 102.31 FSA cropland acres and a CSR2 value of 79.2. There are currently 98.91 acres being farmed with an additional 3.40 acres enrolled in the Conservation Reserve Program (CRP) until 2025. The CRP practices are CP-8A/25 (Grass Waterways and Filter Strips) and have an annual payment of \$1,216 (\$357.60/acre). There are two grain bins located on the northeast corner of the property, built in the 1960's, that have an estimated 7,000-bushel capacity.

FSA Cropland Acres: 102.31

Effective Cropland Acres: 98.91

Base Acres: 95.8

Corn: 87.0 base acres with a PLC Yield of 148

Soybeans: 8.8 base acres with a PLC Yield of 43



Tillable Soils Map

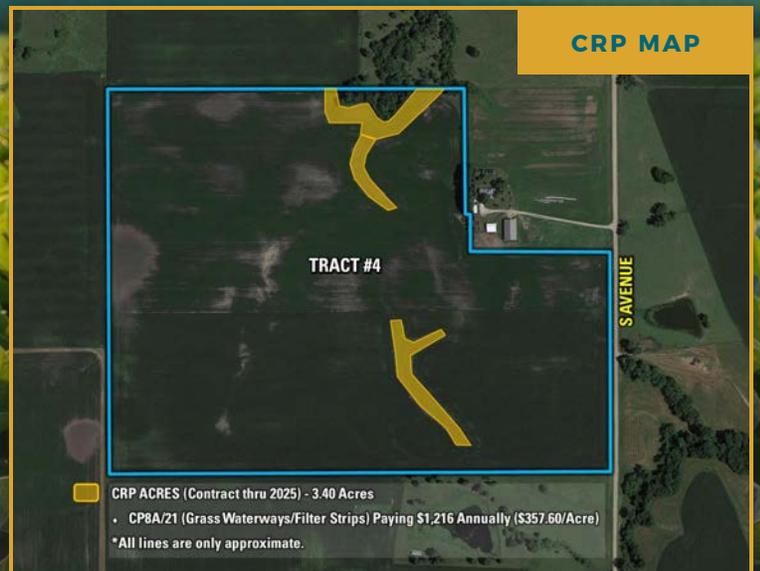
Code	Soil Description	Acres	% of Field	CSR2
L325	Le Sueur loam	19.36	19.6%	78 ●
L386	Cordova clay loam	19.17	19.4%	77 ●
L236C2	Lester loam	17.33	17.5%	77 ●
L236B	Lester loam	10.89	11.0%	85 ●
L55	Nicollet loam	9.35	9.5%	91 ●
L507	Canisteo clay loam	7.03	7.1%	87 ●
236B2	Lester loam	6.50	6.6%	81 ●
6	Okoboji silty clay loam	2.47	2.5%	59 ●
L256D2	Lester-Storden complex	1.95	2.0%	45 ●
L138B2	Clarion loam	1.77	1.8%	85 ●
L307	Dundas silt loam	1.38	1.4%	81 ●

Weighted Average CSR2: 79.2

CURRENT TILLABLE SOILS MAP (CSR2)



CRP MAP





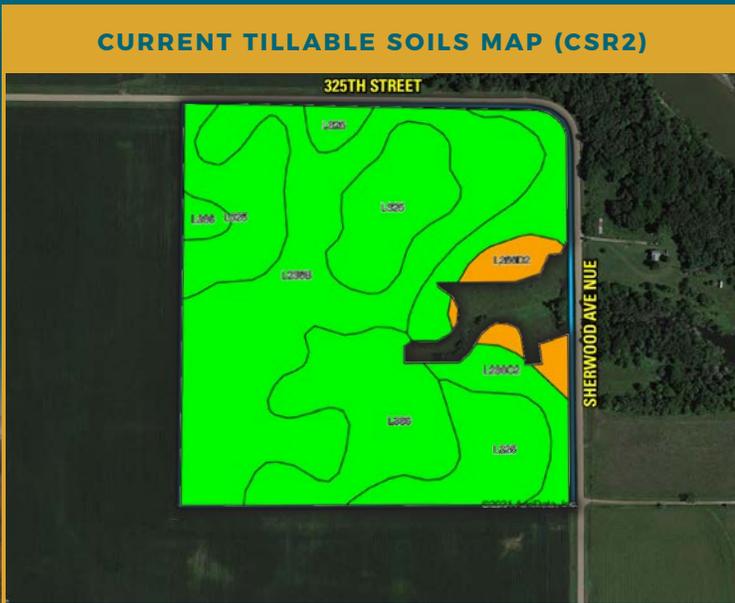
Tract 5 consists of 40 acres m/l with 37.16 FSA Cropland acres. Currently, there are 35.02 acres being farmed with a CSR2 soil rating of 79.2. Located southwest of the intersection of 325th Street and Sherwood Avenue, this tract offers many possibilities as an affordable farm for a beginning farmer, add-on to an existing farming operation, or a smart investment for the Buyer looking to diversify their portfolio. This highly tillable farmland tract is located within the Southwest Quarter of Section 30 in Washington Township, Greene County, Iowa.

FSA Cropland Acres: 37.16

Base Acres: 32.1

Corn: 20.1 base acres with a PLC Yield of 148

Soybeans: 12.0 base acres with a PLC Yield of 43



Tillable Soils Map

Code	Soil Description	Acres	% of		CSR2
			Field		
L236B	Lester loam	13.72	39.2%	85	●
L325	Le Sueur loam	10.15	29.0%	78	●
L386	Cordova clay loam	5.80	16.6%	77	●
L236C2	Lester loam	3.98	11.4%	77	●
L256D2	Lester-Storden complex	1.37	3.9%	45	●
Weighted Average			79.2		

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Tract 6 consists of 45.13 acres m/l with an estimated 42.96 FSA Cropland acres boasting a CSR2 value of 87.2. The primary soil types include highly productive Clarion and Nicollet loams. There are currently 38.66 acres being farmed with an additional 4.30 acres enrolled in the Conservation Reserve Program (CRP) until 2029. The CRP practice is CP-8A (Grass Waterways) and has an annual payment of \$761 (\$177/acre). Located east of the intersection of S. Main Avenue and Ellis Street, this tract offers many possibilities as an affordable farm for a beginning farmer, add-on to an existing farming operation, or a smart investment for the Buyer looking to diversify their portfolio. This nearly 100% tillable farmland tract is located within the city limits of Jamaica, Iowa in Sections 11 and 12 in Richardson Township, Guthrie County, Iowa. Ellis Street provides the legal access for this farmland tract.

Estimated FSA Cropland Acres: 42.96

Base Acres: 35.3

Corn: 20.2 base acres with a PLC Yield of 148

Soybeans: 15.1 base acres with a PLC Yield of 43

Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
L138B	Clarion loam	18.99	49.1%	88 ●
L55	Nicollet loam	8.21	21.2%	91 ●
L107	Webster clay loam	4.82	12.5%	88 ●
L507	Canisteo clay loam	4.47	11.6%	87 ●
L62C2	Storden loam	2.17	5.6%	64 ●

Weighted Average CSR2: 87.2



CURRENT TILLABLE SOILS MAP (CSR2)



CRP MAP



481.51 *Acres ML*

OFFERED AS 6 TRACTS

Watch the drone video at PeoplesCompany.com



Greene & Guthrie County
FARMLAND AUCTION

SCAN HERE



Use your smart phone to scan the QR Code and view Listing #15740 on PeoplesCompany.com

November

4TH

10:00 AM

Auction Terms & Conditions

Seller:

Meinecke Farms Corporation

Auction Location:

Jamaica Community Center
NW Corner of Main Street & Van Nest Street
Jamaica, Iowa 50128

481.51 TOTAL ACRES M/L

Tract 1: 90 Acres M/L

Tract 2: 160 Acres M/L

Tract 3: 41.21 Acres M/L

Tract 4: 105.17 Acres M/L

Tract 5: 40 Acres M/L

Tract 6: 45.13 Acres M/L

Auction Method: All tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all six tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 90 Acres M/L

Tract 2: 160 Acres M/L

Tract 3: 41.21 Acres M/L

Tract 4: 105.17 Acres M/L

Tract 5: 40 Acres M/L

Tract 6: 45.13 Acres M/L

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 Greene & Guthrie 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 Greene & Guthrie 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: Closing will occur on or before Friday, December 17th, 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 farmland has been owner operated and farming rights for the 2022 farm year will be available.

CRP Contracts: CRP contracts will be conveyed to the Buyer/s At Closing. Seller will retain all CRP payments payable in 2021 and Buyer will receive the prorated 2022 and beyond payments.

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.

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.

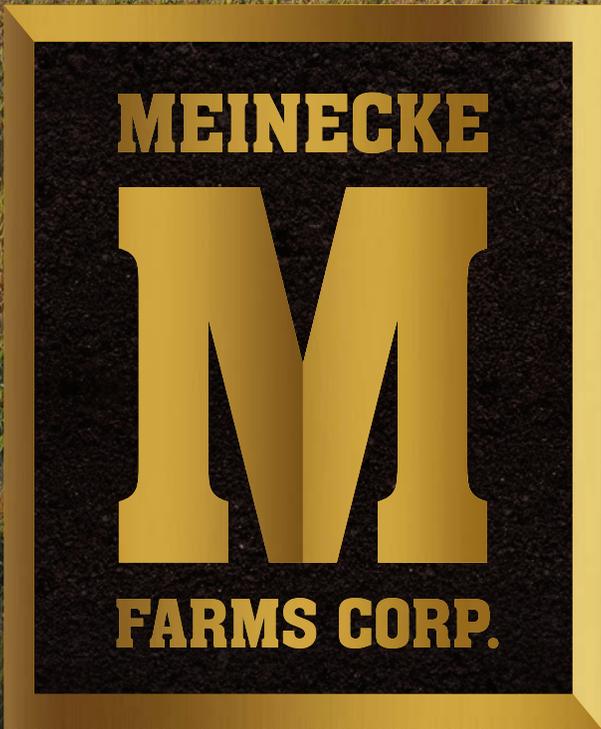


12119 Stratford Drive, Suite B
Clive, IA 50325



Jamaica Community Center

NW Corner of Main Street and Van Nest Street
Jamaica, Iowa 50128



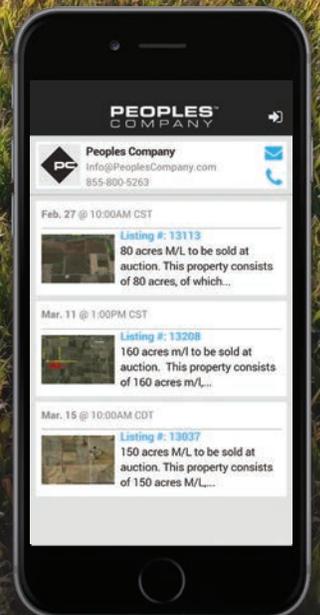
Greene & Guthrie County, Iowa FARMLAND AUCTION

ONLINE BIDDING AVAILABLE

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.



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