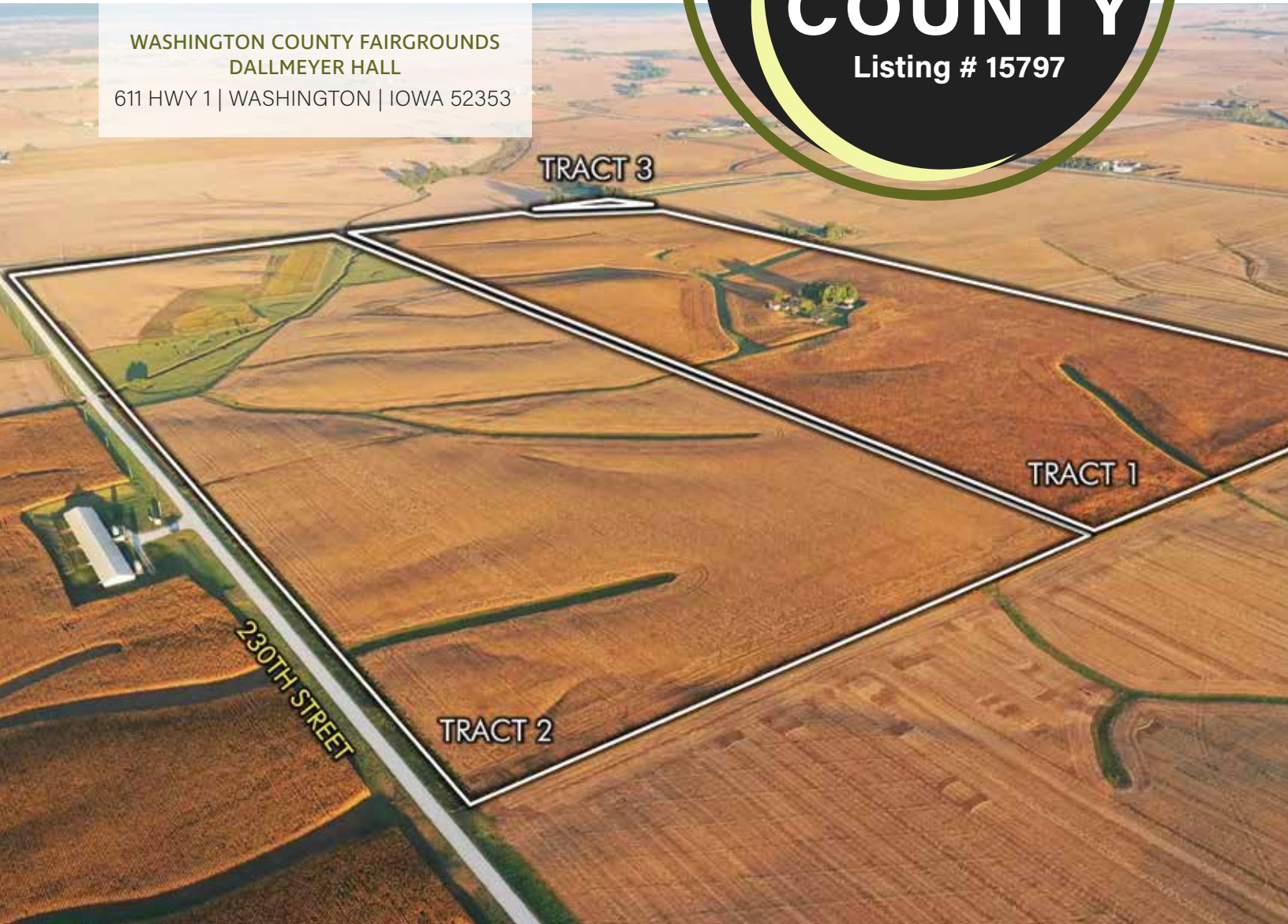


LAND AUCTION

242.30 ACRES M/L

OFFERED IN THREE TRACTS

WASHINGTON COUNTY FAIRGROUNDS
DALLMEYER HALL
611 HWY 1 | WASHINGTON | IOWA 52353



WEDNESDAY, NOVEMBER 17TH, 2021 | 10:00 AM CENTRAL



RILEY SIEREN

319.591.0111 | Riley@PeoplesCompany.com



Peoples Company is pleased to present this high quality portfolio consisting of 242.30 acres m/l located in Washington County just North of Washington, Iowa. Not often does land of this caliber and magnitude come to the open market. This Public Auction will be offered in three separate tracts. The Auction will be held at the Washington County Fairgrounds "Dallmeyer Hall" and will begin at 10:00 AM on Wednesday, November 17th there will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farmland in a strong area. The three tracts are situated in section 4 of Washington Township Washington County, Iowa.

Farm Lease: The lease has been terminated and will be open for the 2022 cropping season.

Tract 1: 116.62 Acres m/l containing 107.05 tillable acres m/l carrying a CSR2 of 84.9

Tract 2: 121.24 Acres m/l containing 86.61 tillable acres m/l carrying a CSR2 of 85.4

Tract 3: 4.44 Acres m/l containing a 2 story home with 2,228 SF including many outbuildings.

Total Base Acres: 194

Corn: 105.5 Base Acres with a PLC Yield of 160

Soybeans: 88.5 Base Acres with a PLC Yield of 50

Auction Method: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. Tract 3 will be sold on a whole dollar basis after tracts 1 & 2. Tracts will not be offered in their entirety at the conclusion of the auction.



AUCTION TERMS & CONDITIONS

AUCTION METHOD: Tracts 1 & 2 will be sold on a per-acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. Tract 3 will be sold on a whole dollar basis after tracts 1 & 2. Tracts will not be offered in their entirety at the conclusion of the auction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Washington 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 Washington 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 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 farm will be given at closing.

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

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. The 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.

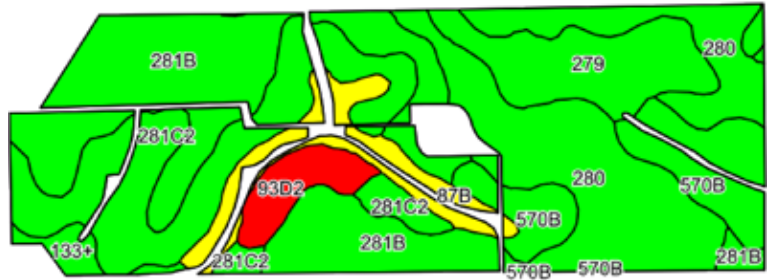
DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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 1

116.62
Acres M/L



Tract 1 consists of 116.62 acres m/l of high quality cropland. This tract contains approximately 107.05 tillable acres m/l currently in row crop production carrying a CSR2 of 84.9. There is a remaining 1.31 acres m/l enrolled into CRP "Conservation Reserve Program" with an annual payment of \$357. The primary soil types include Otley & Mahaska Silty Clay Loams. The farm is located just north of Washington, IA in Section 4 of Washington Township, Washington County, Iowa.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
281B	Otley silty clay loam	30.49	28.5%	91 ●
280	Mahaska silty clay loam	24.93	23.3%	94 ●
281C2	Otley silty clay loam	19.60	18.3%	82 ●
279	Taintor silty clay loam	10.27	9.6%	83 ●
570B	Nira silty clay loam	10.17	9.5%	81 ●
87B	ColoZook silty clay loams	5.98	5.6%	68 ●
39D2	ShelbyAdair complex	3.93	3.7%	38 ●
133+	Colo silt loam	1.68	1.6%	78 ●

Weighted Average 84.9

CSR2
84.90



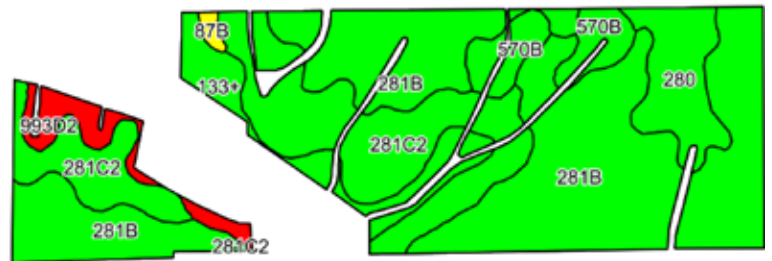
FOR MORE INFORMATION VISIT PEOPLESCOMPANY.COM | LISTING #15797

Tract 2

121.24
Acres M/L



Tract 2 consists of 121.24 acres m/l of a diverse mix of cropland, pasture and CRP. This tract contains approximately 86.61 tillable acres m/l currently in row crop production carrying a CSR2 of 85.4. Seeded down to pasture is approximately 12.51 acres m/l. There is a remaining 8.42 acres m/l enrolled into CRP "Conservation Reserve Program" with an annual payment of \$1,878. The primary soil types include Otley & Mahaska Silty Clay Loams. The farm is located just north of Washington, IA in Section 4 of Washington Township, Washington County, Iowa.



CSR2
85.40

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
281B	Otley silty clay loam	44.94	51.9%	91 ●
281C2	Otley silty clay loam,	21.44	24.8%	82 ●
280	Mahaska silty clay loam	6.71	7.7%	94 ●
133+	Colo silt loam,	5.43	6.3%	78 ●
570B	Nira silty clay loam	4.44	5.1%	81 ●
993D2	GaraArmstrong complex	3.24	3.7%	33 ●
87B	ColoZook silty clay loams	0.41	0.5%	68 ●

Weighted Average 85.4

Tract 3

4.44
Acres M/L



Open House

Friday October 29th
3:00PM - 6:00PM

Tract 3 consists of this beautiful acreage consisting of 4.44 acres m/l. If your heart is telling you it's time to move to the country, this could be the perfect place for you. Located along hard surface road only a mile and half from town. The home is a 2 story 2,228 Sq. Ft. white farm house including, 3 bedrooms and 2 bathroom with newer installations of air conditioning, heating and long-lasting metal roof. Walk out the door and you will find a 50' X 100' machine shed partially heated partially cold storage. There's a diverse mix of fruit tree's, pecan tree and a grove of walnut trees along the northernmost side of the property. The property also includes an old red barn, wood corn crib, hog house, poultry shed and two grain bins. Making this acreage the perfect opportunity to start a business or raise livestock. With diverse acreages in high demand don't miss this opportunity in Washington County.

** Buyer will be responsible for any and all septic system compliant issues. New septic system will be at the sole responsibility of the buyer.



12119 Stratford Drive, Suite B
Clive, IA 50325



PEOPLESCOMPANY.COM
LISTING # 15797

AUCTION LOCATION

WASHINGTON COUNTY

FAIRGROUNDS

DALLMEYER HALL

611 HWY 1

WASHINGTON

IOWA 52353



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.

