



**71.09**

TOTAL ACRES M/L

**Auction Location:**  
Liscomb Community Center  
114 Main St.  
Liscomb, IA 50148

**Auction Date:**  
Friday, Dec 3rd  
at 10:00 AM

FARMLAND AUCTION

# GRUNDY COUNTY & *Marshall County*

**Daran Becker**

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**189.29**

TOTAL ACRES M/L



 **PEOPLES<sup>TM</sup>**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



FARMLAND AUCTION

LISTING #15798

# GRUNDY COUNTY

**Auction Date:**

Friday, Dec 3rd at 10:00 AM

**Auction Location:**

Liscomb Community Center, 114 Main St. | Liscomb, IA 50148

Peoples Company is pleased to represent the Estate of Paul Nardini in the sale of 71.09 m/l acres of high quality Grundy County farmland. The farm will be sold at public auction Friday, December 3rd, 2021, at 10:00 am at the Liscomb Community Hall in Liscomb, IA. There are 57.87 m/l tillable acres carrying a CSR2 of 80.8 with the remainder of the farm being in timbered draws. The primary soil types are Tama, Kenyon, and Dinsdale silty clay loam. This farm will make an excellent addition to your existing operation or a great property for the first time buyer. We will also be selling 189.29 acres of Marshall County farmland at this sale (listing #15802).

**FSA Cropland Acres:** 57.87

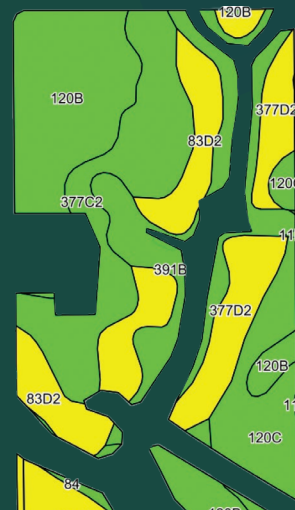
**Corn:** 32.10 Base Acres with a PLC Yield of 168

**Soybeans:** 22.90 Base Acres with a PLC Yield of 52

**Directions:**

From Whitten, IA head East on 305th St for a mile. The north side of the property will be on your right.

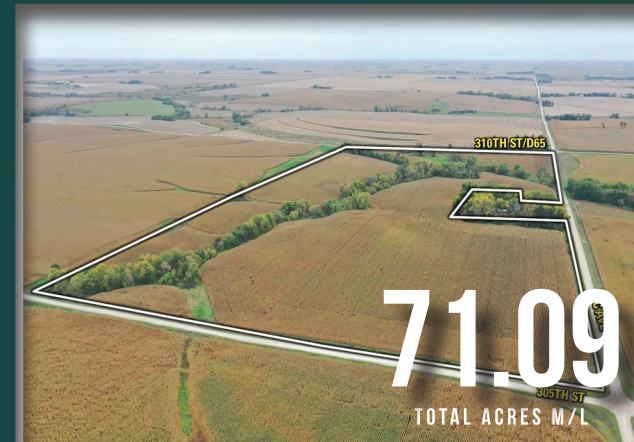
From Conrad, Iowa head west on Highway D67 for 1.5 miles. Then take a right heading North on Hwy 14, continue for 2 miles and take a left on 310th St. Head west for 3.75 miles. The farm will be on your right.



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
120B	Tama silty clay loam	14.11	24.4%	95
83D2	Kenyon loam	12.24	21.2%	61
377C2	Dinsdale silty clay loam	10.70	18.5%	85
391B	Cylde-Floyd complex	8.02	13.9%	87
120C	Tama silty clay loam	6.30	10.9%	90
377D2	Dinsdale silty clay loam	6.11	10.6%	62
84	Clyde silty clay loam	0.39	0.7%	88

**Weighted Average 80.8**



FARMLAND AUCTION

LISTING #15802

# Marshall County

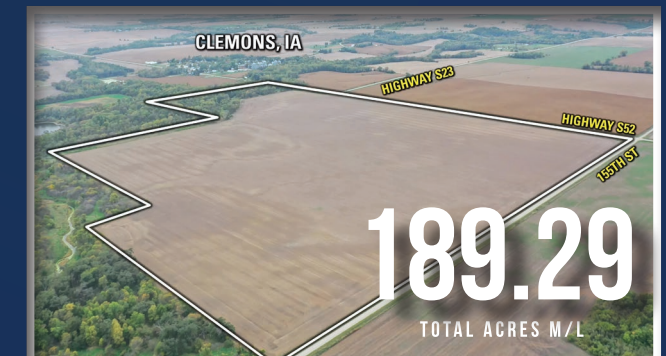
**Auction Date:**

Friday, Dec 3rd at 10:00 AM

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Liscomb Community Center, 114 Main St. | Liscomb, IA 50148

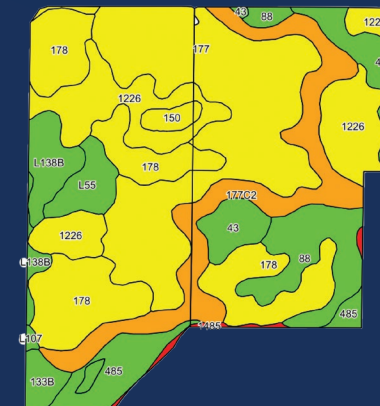
Peoples Company is pleased to represent the Estate of Paul Nardini in the sale of 189.29 m/l acres of high-quality farmland in Marshall County, Iowa. This farm will be sold at public auction Friday, December 3rd, 2021, at 10:00 AM at the Liscomb Community Hall in Liscomb, IA. There are 174.42 acres m/l considered FSA tillable with 172.2 acres currently in row crop production. The ground being farmed has a CSR2 value of 66.4. There is an additional 1.6 acres of CRP with an annual payment of \$273. The primary soil types are Saude Loam, Waukee Loam, and Lawler Loam. The remainder of the farm is in timber along Middle Minerva Creek and provides amazing hunting opportunities. This farm has excellent access with frontage on both Hwy S52 and 155th Street. Peoples Company will also be selling 71.09 acres of Grundy County farmland at this auction (listing 15798).



**Directions:**

From State Center, IA head north on County Rd S52 for 7.5 miles. Once you pass through Clemons, IA the farm will be on your right.

From Clemons Iowa head north on S52 one mile and farm will be on your right.



## Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
177	Saude loam	44.55	25.9%	60
178	Waukee loam	32.06	18.6%	69
1226	Lawler loam	25.78	15.0%	59
177C2	Saude loam	20.90	12.1%	45
88	Nevin silty clay loam	11.98	7.0%	95
43	Bremer silty clay loam	10.91	6.3%	77
485	Spillville loam	9.26	5.4%	88
L138B	Clarion loam	6.20	3.6%	88
L55	Nicollet loam	4.50	2.6%	91
133B	Colo silty clay loam	2.58	1.5%	75
150	Hanska loam	1.77	1.0%	55
1485	Spillville loam	1.15	0.7%	05
L107	Webster clay loam	0.57	0.3%	88

**Weighted Average 66.4**

**FSA Cropland Acres - 174.42**

**Corn - 115 base acres with a PLC Yield of 134**

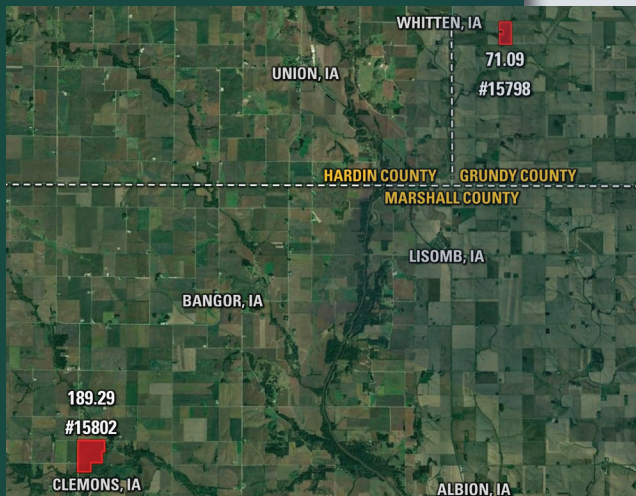
**Soybeans - 56.6 base acres, PLC Yield of 42. 1.6 Acres of CRP**  
Paying \$170.40 per Acre or \$273 annually through 2022.







113 W. Salem Avenue  
Indianola, IA 50125



## 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 Marshall 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 Marshall 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 March 1st, 2022. 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.

**Farm Lease:** None

**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 the 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 the start of the auction. Participating brokers please contact auctioneer for details and forms.