

LAND AUCTION

Lucas County

THURSDAY, DEC 9TH

★ **AT 10:00 AM** ★

AUCTION LOCATION

Carpenter's Hall
1215 Court Ave.
Chariton, Iowa 50049

663
TOTAL ACRES M/L

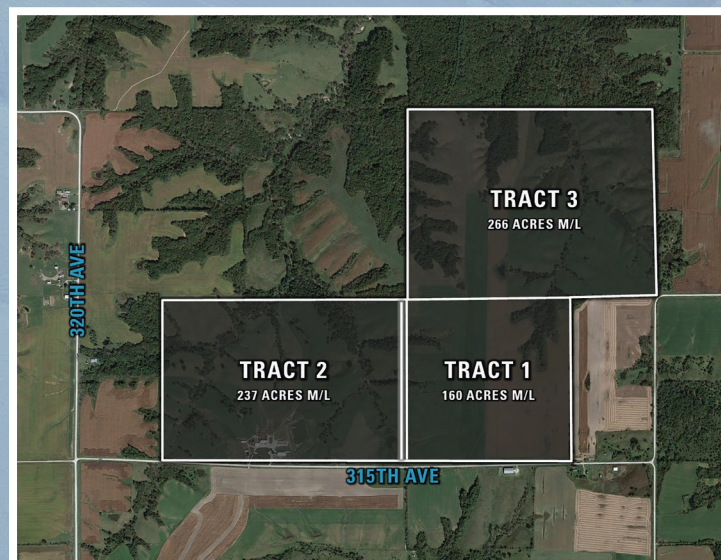
DESCRIPTION

Lucas County, Iowa Land Auction – Mark your calendar for Thursday, December 9th, 2021! Peoples Company is pleased to represent McDonald Red Angus in the sale of 663 Acres M/L of this prime year-round cattle ranch with a carrying capacity of 200 cows/calves. A “producer designed” cattle feeding operation that boasts quality construction. The working facilities are second to none, with buildings strategically located and tied together with pens, corrals, and alleyways. The 11 paddock feedlot is located adjacent to the main calving barn. Pastures are cross fenced for grazing management and sufficient water is available. In addition, the farm boasts 157.89 Acres M/L of high quality FSA tillable ground. The 3 bedroom ranch residence offers 1300 sq ft of living space.

DIRECTIONS

Beginning in Chariton, Iowa, at the intersection of N7th St & Ilion Ave, travel east on Ilion Ave. Continue on Co Rd H32/245th Trail for approximately 13 miles. Turn left/north onto the gravel H32/320th Ave, travel 1 mile. Turn right/east onto 510th St, travel ½ mile. Tracts 1 & 2 are located along the north side of 510th St. Follow the curve to the north, Tract 3 is located at the bend before the road turns east again. Watch for Peoples Company Auction signs.

PeoplesCompany.com | Listing #15844



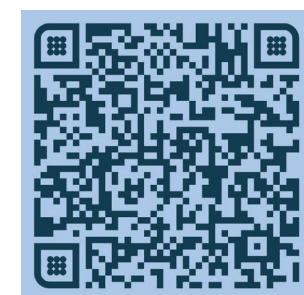
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Above is a Quick Response (QR) Code. To access the code:
1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link that appears at the top of your screen.
You are now viewing the listing on the Peoples Company website.



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Offered in Three Separate Tracts

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CONTACT

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TRACT 1 | 160 ACRES M/L

TRACT 2 | 237 ACRES M/L

TRACT 3 | 266 ACRES M/L



Tract 1 totals 160 M/L and consists of approximately 135.23 FSA tillable acres currently in crop production carrying an estimated 61.4 CSR2 on the tillable soils. Primary soil types on the tillable acres include Grundy Silty Clay Loam and Pershing silty clay loam. The balance of Tract 1 is in waterways and timbered draws. This tract offers many possibilities as an add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. Tract 1 is located along the north side of 510th St. in Section 1 of Cedar Township.

Code	Soil Description	Acres	% of Field	CSR2	Legend
364B	Grundy silty clay loam	35.30	26.1%	72	Green
131C2	Pershing silty clay loam	22.53	16.7%	62	Yellow
362	Haig silt loam	22.42	16.6%	83	Light Green
131B	Pershing silt loam	16.57	12.3%	70	Light Yellow
23C2	Arispe silty clay loam	8.87	6.6%	62	Yellow
423D2	Bucknell silty clay loam	7.56	5.6%	6	Red
211	Edina silt loam	4.62	3.4%	41	Red
223C2	Rinda silty clay loam	4.17	3.1%	45	Red
222C2	Clarinda silty clay loam	3.17	2.3%	28	Red
223D2	Rinda silty clay loam	2.59	1.9%	19	Red
131C	Pershing silt loam	2.28	1.7%	65	Yellow
993D2	Gara-Armstrong complex	2.00	1.5%	32	Red
792D2	Armstrong clay loam	1.44	1.1%	5	Red
179F2	Gara clay loam	1.18	0.9%	11	Red
179G2	Gara clay loam	0.34	0.3%	5	Red
822D2	Lamoni silty clay loam	0.19	0.1%	10	Red
Weighted Average				61.4	



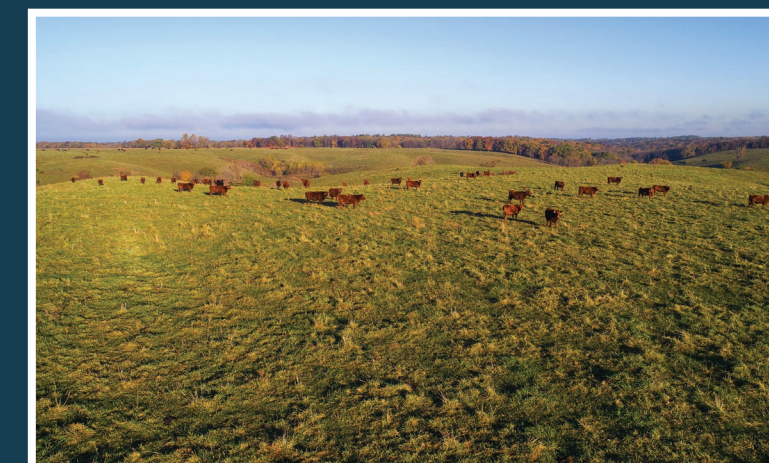
Parcel includes a 3 bedroom 1 bath ranch style family home built in 1964. Many recent updates in the home include shingles, vinyl windows, carpet, trim and interior doors.

Tract 2 consists of 237 Acres M/L, with an estimated 217 Acres M/L of pasture grazing land. Pastures are cross fenced into 4 different pastures to maximize your grass utilizing rotation grazing. This tract offers excellent pasture with endless recreational possibilities. The remaining estimated 20 Acres M/L make up the main working facilities, recently updated ranch home, calving barn, farm shop with office, commodity barns, and numerous other pole buildings. Modern livestock facility updates include all steel and cement working facility, automatic waters, processing lots with poured bunks and oversized apron, and 10 indoor calving pens. Tract 2 is located along the north side of 510th St. in Section 1 of Cedar Township.



Tract 3 consists of 266 Acres M/L of mainly pasture land, with an estimated 22.66 Acres M/L of high quality tillable carrying a CSR2 value of 59. This tract has well maintained interior and exterior fencing with paddock grazing. Each paddock pasture funnels into a centrally located working facility for ease of service. In addition to the outstanding grazing opportunities, this tract is located in the heart of the whitetail country. Numerous timber draws and cover make this property ideal for your recreational pursuits. Gorgeous ridgetop views showcase the open pasture, quality tillable, timber draws along with the large forest to the north. Tract 3 is located along 510th St. in Section 1 of Cedar Township

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AUCTION TERMS & CONDITIONS

Auction Method: Tract 1, Tract 2, and Tract 3 will be offered separately and will not be combined at any point during the auction. All 3 Tracts will be sold on a price per acre basis. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Lucas 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 Lucas 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 Monday, January 24, 2021. The balance of the purchase price will be payable at closing in

the form of cash, guaranteed check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Possession: Possession of the farm will be given At Closing. Subject to Farm Tenant's Rights. On Tract 2 possession will be on May 1, 2022

Hunting Lease: There are no hunting leases in place.

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

Survey Information: If any of the tracts sell to different Buyers, then Sellers will pay for the surveyor to put minimal stakes in the tract splits to identify new boundaries.

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. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction.

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 Lucas 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 the Abstract.

For more information visit PeoplesCompany.com

