

LISTING #15936

DARAN BECKER

515.979.3498

*The Estate of Carol Booth, along with Barbara Hannum, and Joan Peters*

# WAYNE COUNTY, IA

## AUCTION

OFFERED IN

225  
ACRES M/L

TWO TRACTS

FRIDAY, FEBRUARY 11TH, 2022

10:00 AM

WAYNE COUNTY FAIR EVENT CENTER

800 2ND AVENUE

CORYDON, IOWA 50060



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10:00 AM

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800 2ND AVENUE  
CORYDON, IOWA 50060

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## DESCRIPTION

Peoples Company is proud to represent the Estate of Carol J. Booth along with her daughters Barbara Hannum and Joan Peters in the sale of 225 acres of their family farm located 2 miles west of Corydon, Iowa in Wayne County. This farm has a little something for everyone with high quality tillable farmland, beautiful hardwood timber, and excellent building sites, all located on hard surface roads. The auction will take place on February 11th at 10:00 am at the Wayne County Fair Event Center. The farm will be sold in two tracts using buyers choice method of marketing, allowing the successful bidder to take either or both tracts with their high bid.



## DIRECTIONS

From Corydon, IA head west on Highway 2 out of town. After roughly 2.5 miles you will arrive at the northeast corner on Tract 1. Continue for a half mile and take a left heading southwest on Liberty Rd. Tract 2 will be on the left.



## CONTACT

**DARAN BECKER**

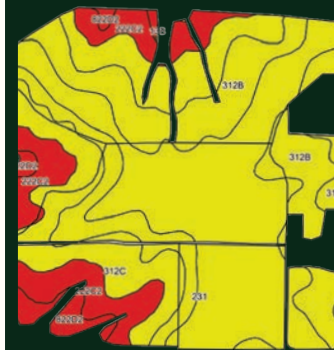
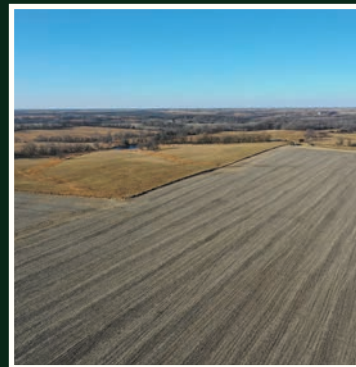
515.979.3498

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FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](http://PEOPLESCOMPANY.COM)  
Listing #15936

## TRACT ONE

Tract 1 consists of 148 taxable acres located on the southwest corner of State Highway 2 and County Highway S26. This highly tillable tract has 131.42 FSA tillable acres carrying a CSR2 rating of 54.4 with primary soil types of Edina silt loam and Seymour Silt loam. The remainder of the farm consists of an older building/bin site and two ponds. The location would make it an ideal spot to build your dream home, or it could be cleaned up to add several additional acres of high quality farmland. Rural water and electric are at the road.



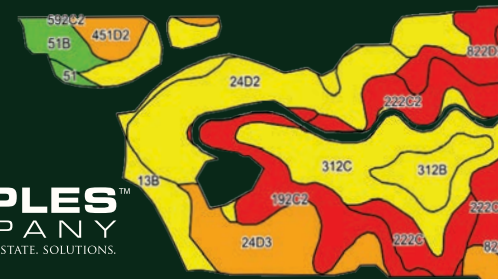
### Tract 1 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
231	Edina silt loam	44.64	34.0%	●	59
312B	Seymour silt loam	35.48	27.0%	●	64
312C	Seymour silt loam	29.81	22.7%	●	58
222C2	Clarinda silty clay loam	16.88	12.8%	●	28
822D2	Lamoni silty clay loam	4.61	3.5%	●	10

Weighted Average 54.4

## TRACT TWO

Tract 2 consists of 77 taxable acres located on the southeast corner of Liberty Highway (Old Highway 2) and 100th St. This tract has 49.85 FSA tillable acres carrying a CSR 2 of 47.1 with primary soil types of Shelby clay loam, Seymour silt loam, and Zook-Olmitz-Vesser. The remainder of the farm is in hardwood timber and creek bottoms that are loaded with deer and turkey. There are several excellent building sites located along Liberty Highway with electric and rural water at the road.



### Tract 2 Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
24D2	Shelby clay loam	8.40	16.9%	●	51
312C	Seymour silt loam	7.84	15.7%	●	58
13B	Zook-Olmitz-Vesser complex	6.31	12.7%	●	68
24D3	Shelby clay loam	6.15	12.3%	●	45
192C2	Adair clay loam	5.44	10.9%	●	29
222C2	Clarinda silty clay loam	4.74	9.5%	●	28
822D2	Lamoni silty clay loam	2.52	5.1%	●	10
222C	Clarinda silty clay loam	2.47	5.0%	●	31
312B	Seymour silt loam	2.42	4.9%	●	64
451D2	Caleb loam	1.64	3.3%	●	41
51B	Vesser silt loam	1.60	3.2%	●	75
51	Vesser silt loam	0.32	0.6%	●	75

Weighted Average 47.1

148 Acres M/L

HIGHWAY 2 & STATE HIGHWAY 26, CORYDON, IA 50060

77 Acres M/L

LIBERTY ROAD & 100TH ST, CORYDON, IA

**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.





113 W. SALEM AVENUE  
INDIANOLA, IOWA 50125

FEBRUARY 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

## DARAN BECKER

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Daran@PeoplesCompany.com

*Seller: Carol Booth, along with Barbara Hannum and Joan Peters*

# AUCTION TERMS & CONDITIONS

**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 tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 148 Acres M/L

Tract 2: 77 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 Wayne 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 Wayne 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, March 14th, 2022. 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.

**Farm Lease:** The farmland will be open for the 2022 farming season.

**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.