

Warren County

— FARMLAND AUCTION —



311.89 Acres M/L

OFFERED AS FIVE TRACTS



PC PEOPLES[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Friday, February 25th at 10:00 AM

Auction Location: Daran Becker
 American Legion Hall Daran@PeoplesCompany.com
 105 W 1st Ave 515.979.3498
 Indianola, IA 50125

Peoples Company is honored to represent Jayne and Kent Ruble in the sale of 311.89 surveyed acres located 7 miles southeast of Carlisle, Iowa in Warren County. This farm has what everyone is looking for, high quality tillable farmland, beautiful ponds, and excellent building sites all located .5 miles off hard surface road. The tillable acres are tiled, terraced, and have had dry fertilizer applied by Heartland Coop. The large ponds are all relatively new and in excellent condition. The farm is only 15 minutes from the Des Moines Metro and has easy access to Highway 5. The auction will take place on February 25th at 10:00 am at the American Legion Hall in Indianola, IA at 10 am Friday. The farm will be sold in 5 tracts using buyers choice method of marketing allowing the successful bidder to take their choice of any or all tracts with their high bid.



311.89 Total Acres M/L

- Tract One - 85.16 Acres M/L
- Tract Two - 71.69 Acres M/L
- Tract Three - 55.43 Acres M/L
- Tract Four - 64.66 Acres M/L
- Tract Five - 34.95 Acres M/L

PeoplesCompany.com
 Listing #15952

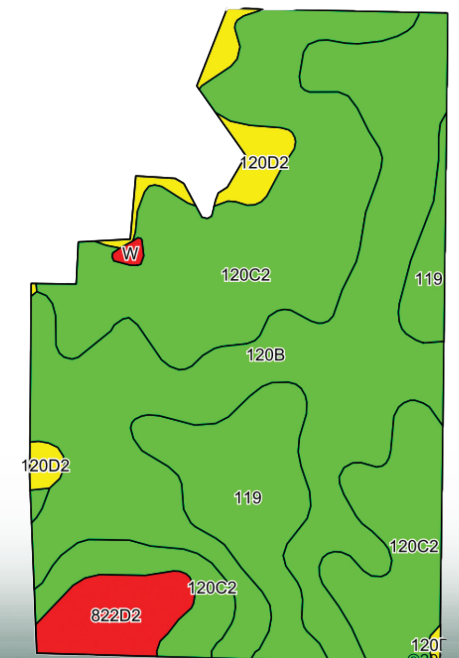
Please do not miss your chance to purchase one of these 5 outstanding tracts. Whether it be an addition to an existing operation, that dream building site, or the weekend getaway location with a view, this auction has all of that and more! Contact Daran Becker the listing agent for showings or any questions. See you at the American Legion Hall!



TRACT One

Tract 1 consists of 85.16 surveyed acres just south of Palmyra, IA. This highly tillable tract has 81.79 estimated tillable acres carrying a CSR2 rating of 87.2 with primary soil types of Tama Silt Clay Loam and Muscatine Silt Loam. Over 91% of this farm has a CSR2 rating of 87 or higher. Here is your chance to buy one of the best farms in Warren County. Dry fertilizer was spread by Heartland Coop after the 2021 crop year and buyer will be required to reimburse sellers \$7,573 for applied phosphate. Other notable features are the well built terraces and extensive tile on this tract. Rural water and electric are at the Fulton St.

Code	Soil Description	Acres	% of Field	Legend	CSR2
120B	Tama silty clay loam	32.53	39.8%		95
120C2	Tama silty clay loam	31.62	31.62%		87
119	Muscatine silty clay loam	10.59	12.9%		100
822D2	Lamoni silty clay loam	3.73	4.6%		10
120D2	Tama silty clay loam	3.11	3.8%		62
W	Water	0.21	0.3%		0
Weighted Average:					87.2



Directions: From Carlisle, IA head southeast on Highway 5. After just over 2 miles head south on County Road S23. In 4 miles take a right onto Fulton St. You will arrive at Tract 1 in 3/4 of a mile.



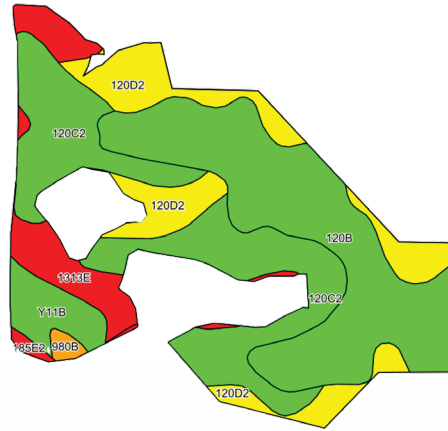
85.16 Acres M/L



TRACT *Two*

Tract 2 consists of 71.69 surveyed acres, located one mile from Palmyra, IA. This highly tillable tract has an estimated 59.08 tillable acres carrying a CSR2 rating of 78.6 with Tama Silty Clay Loam being the primary soil type. This farm has extensive tile and terracing which have been well maintained by the sellers. There will be an ingress/egress easement to Fulton St. along the driveway of Tract 4 and an approved driveway on 180th to be built by the buyers if they so choose. This tract includes two ponds with the larger of the two being 1.2 acres m/l, the heart shaped pond to the north is just over half an acre in size. This tract would make a great addition to any existing farm operation and if you are interested in building your dream home the views are amazing. Dry Fertilizer was applied by Heartland Coop after the 2021 crop season. Buyer to reimburse sellers for \$5,463 for applied Phosphate at closing.

Code	Soil Description	Acres	% of Field	Legend	CSR2
120B	Tama silty clay loam	21.45	36.3%		95
120C2	Tama silty clay loam	17.81	30.1%		87
120D2	Tama silty clay loam	10.58	17.9%		62
1313E	Munterville silt loam	5.33	9.0%		25
Y11B	Colo-Ely silty clay loams	3.05	5.2%		80
980B	Gullied land-Ely-Colo-complex	0.48	0.8%		42
185E2	Bauer silt loam	0.38	0.6%		8
Weighted Average:					78.6



Directions: From Carlisle, IA head southeast on Highway 5. After just over 2 miles head south on County Road S23. In 4 miles take a right onto Fulton Street in 1 mile you will arrive at the approved driveway for ingress and egress access to tract 2. Continue down Fulton Street for a 1/2 mile and turn north down 180th Street. After .15 miles you will arrive at the southwest corner of Tract 2 on the right hand side.

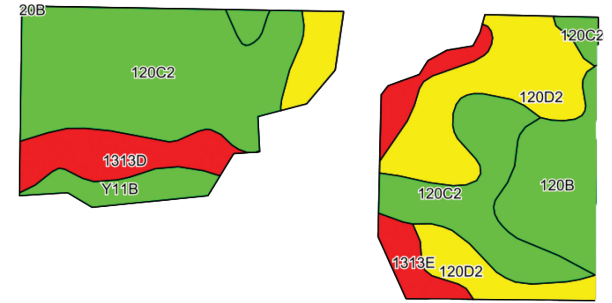


71.69 Acres M/L

TRACT *Three*

Tract 3 consists of 55.43 surveyed acres just south of Palmyra, IA. This high quality tillable tract has 50.75 estimated tillable acres carrying a CSR2 rating of 73.8. The primary soil type on this tract is Tama Silty Clay Loam. This tract has been tiled and terraced. Dry fertilizer was applied Heartland Coop after the 2021 crop season buyer to reimburse sellers \$3,116 for dry fertilizer applied.

Code	Soil Description	Acres	% of Field	Legend	CSR2
120C2	Tama silty clay loam	22.80	44.9%		87
120D2	Tama silty clay loam	12.01	23.7%		62
120B	Tama silty clay loam	6.46	12.7%		95
1313D	Munterville silt loam	4.07	8.0%		36
1313E	Munterville silt loam	3.16	6.2%		25
Y11B	Colo-Ely silty clay loams	2.25	4.4%		80
Weighted Average:					73.8



Directions: From Carlisle, IA head southeast on Highway 5. After just over 2 miles head south on County Road S23. In 4 miles take a right onto Fulton Street. After 1.5 miles turn north down 180th Street. In Approximately .6 miles you will arrive at the southwest corner of Tract 3 on the right hand side. There is a driveway access at the northwest corner.

For More Information Visit:
PeoplesCompany.com



55.43 Acres M/L

TRACT *Four*

Tract 4 comes with a view! These 64.66 surveyed acres harbor two massive ponds and several ideal spots to build your dream home. The newest pond to the west is roughly 6 acres m/l, the "turkey foot" pond is roughly 5 acres m/l, and the last pond is estimated to be a little over 3/4 of an acre. In total tract 4 has nearly 12 acres in ponds that are well stocked and provide top notch waterfowl hunting! These ponds are not the only thing that is stocked. The tillable acres are in a recently expired CRP contract and are loaded with pheasants and other upland birds. This tract has an approved driveway and 40 foot owned access to Fulton St. It also has an existing driveway off of 180th St. Rural water and Electric run along Fulton Street. The driveway off of Fulton street is approved but will be the responsibility of the buyer to install.



Directions: From Carlisle, IA head southeast on Highway 5. After just over 2 miles head south on County Road S23. In 4 miles take a right onto Fulton Street in 1 mile you will arrive at the approved owned driveway for tract 4. Continue down Fulton Street for a 1/2 mile and turn north down 180th Street. After .60 miles you will arrive at the southwest corner of Tract 4 where there is driveway access on the right hand side.

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TRACT *Five*

Presenting Tract 5. If you are looking for a place to build in the country and like the idea of a big pond and I mean a big pond, your dream just came through. This 34.95 acre tract includes a 12+ acre stocked pond that is ready for a new buyer to enjoy. Whether that be fishing, hunting, swimming, or heck boating this pond will accommodate all your needs. If you are a developer you may want to take a closer look at the several building site locations along Fulton St. The property is just a 1/2 mile off of the pavement and within 15 minutes of everything Des Monies has to offer. Rural water and electric run along the south side of the property.

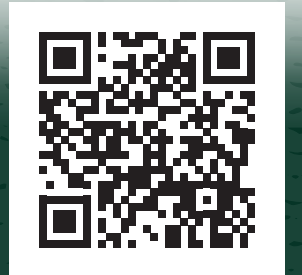
Code	Soil Description	Acres	% of Field	Legend	CSR2
185E2	Bauer silt loam	4.26	28.4%	■	8
370B	Sharpsburg silty clay loam	3.70	24.7%	■	91
370D2	Sharpsburg silty clay loam	2.47	16.5%	■	54
822D2	Lamoni silty clay loam	1.81	12.1%	■	10
120D2	Tama silty clay loams	1.29	8.6%	■	62
370C2	Sharpsburg silty clay loam	1.05	7.0%	■	80
120C2	Tama silty clay loam	0.42	2.8%	■	87
Weighted Average:					48.2



Directions: From Carlisle, IA head southeast on Highway 5. After just over 2 miles head south on County Road S23. In 4 miles take a right onto Fulton Street in just over a mile you will arrive at the southeast corner of tract 5.



For more information, photos, maps, and aerial drone video please scan the QR Code with your camera.





12119 STRATFORD DR
SUITE B
CLIVE, IA 50325



American Legion Hall
105 W 1st Ave, Indianola, IA 50125

PeoplesCompany.com
Listing #15952

Daran Becker
Daran@PeoplesCompany.com
515.979.3498

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

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 Warren 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 Warren 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, April 11th, 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. Early possession may be granted on Tracts 1-3.

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.