

# Dallas County LAND AUCTION

THURSDAY FEBRUARY 24TH, 2022 AT 10:00 AM

RIVER VALLEY GOLF COURSE CLUBHOUSE

22927 Valley View Trail | Adel, Iowa 50003



LISTING #15967

116.48 ACRES M/L

**MATT ADAMS**

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515.423.9235



**STEVE BRUERE**

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515.222.1347

## DALLAS COUNTY, IOWA LAND AUCTION

Mark your calendars for Thursday, February 24th, 2022 at 10:00 AM! Peoples Company is honored to represent the beneficiaries to the Estate of Betty S. Davidson in the sale of 116.48 total acres m/l located just four miles west of Adel, Iowa. This farmland has been a long-standing heirloom of the Clarence "Pete" and Betty Davidson family for over 68 years. After Pete's military service as a Naval Officer commanding a U.S. warship during the Korean War, Pete and Betty purchased the farm in 1954 from Iowa Methodist Hospital. It was here where they worked as a team raising their two children. During these influential years, they instilled the values of hard work, dedication, and responsibility in their children. The farm was a cornerstone for hosting many dinners, hayrack rides, and stone soup suppers for their church group, friends and family, and students Pete taught while at the American Institute of Business. In addition, the farm was also where Suzanne and David learned how to drive the family's 1956

Ford F-100 pickup truck when they could barely see over the dashboard or reach the pedals.

The farmland consists of a total of 116.48 acres m/l with 112.82 FSA cropland acres carrying a CSR2 value of 75.8. The primary soil type includes the highly-productive Clarion loam. There are currently 112 acres being farmed with an additional 0.50 acre enrolled in the Conservation Reserve Program (CRP) thru 2023. The CRP practice is CP-21 Filter Strips and has an annual payment of \$171 (\$342/Acre). There is also a nearly 8,000 bushel grain bin, built in 1978, located on the northeast corner of the tract. The farm is leased for the 2022 crop year. Buyer will receive a credit of the 1st half of the cash rent payment totalling \$14,037.50 at closing and will assume the cash rent lease with 2nd half cash rent totalling \$14,037.50 due and payable on January 1, 2023 to the new buyer.

Improvements include electric and rural water at the road. Electric would be available through MidAmerican Energy. Xenia Rural Water District services this area with a 2" rural water line located along the south side of County Highway F51/280th Street.

This highly tillable farmland tract is located within the west half of Section 27 in Colfax Township, Dallas County, Iowa. The farmland will be offered via public auction as an individual tract on Thursday, February 24th, 2022. The auction will take place at 10:00 AM at the River Valley Golf Course Clubhouse, 22927 Valley View Trail, Adel, Iowa 50003. This auction can also be viewed through a Virtual Online Auction option. Online bidding will be available as well.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2	
169B	Clarion loam	29.86	26.5%	91	■
259	Biscay clay loam	29.72	26.3%	52	■
L138C2	Clarion loam	20.67	18.3%	83	■
27B	Terril loam	9.93	8.8%	87	■
135	Coland clay loam	9.12	8.1%	76	■
201B	Coland-Terrilcomplex	5.94	5.3%	74	■
L107	Webster clay loam	4.71	4.2%	88	■
203	Cylinder loam	2.87	2.5%	58	■
		<b>112.82</b>	<b>Weighted Average: 75.8</b>		

THE  
*Davidson*  
FARM



For more information, photos, maps, and aerial drone video, please scan the QR code to visit our website.

**www.PeoplesCompany.com | Listing #15967**



## AUCTION DETAILS

Dallas County Land Auction  
116.48 Acres M/L  
Thursday, February 24th, 2022 at 10:00 AM

**Seller:** The Estate of Betty S. Davidson

**Auction Location:**

River Valley Golf Course Clubhouse  
22927 Valley View Trail  
Adel, Iowa 50003

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>

**Auction Method:** The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

**Farm Program Information:** Farm Program Information is provided by the Dallas 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 Dallas 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 Thursday, March 31st, 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 farm will be given At Closing, Subject to Tenant's Rights.

**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.

**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 including fences and the grain bin will be 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.

## DIRECTIONS

From Adel, Iowa: Travel northwest out of town on County Highway F51/280th Street for approximately 4 miles. The farm is located on the south side of the road. Look for the Peoples Company sign.

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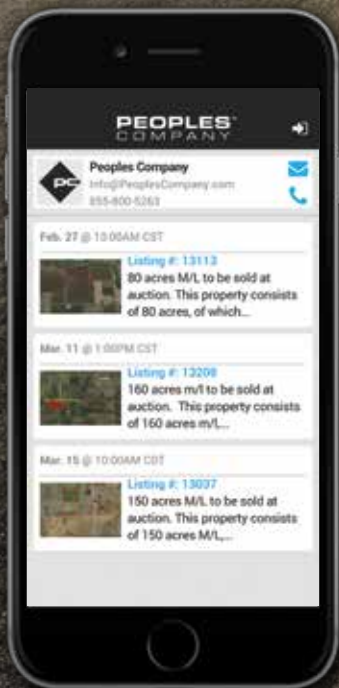
12119 Stratford Drive, Suite B  
Clive, IA 50325



PeoplesCompany.com  
LISTING #15967



10:00 AM



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.



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