

# IOWA COUNTY

## FARMLAND AUCTION

80  
ACRES ML

THURSDAY, APRIL 7TH, AT 10:00 AM

RILEY SIEREN

LISTING

319.591.0111

#16051

RILEY@PEOPLES COMPANY.COM



PEOPLES  
COMPANY

INNOVATIVE. REAL ESTATE. SOLUTIONS.



## PROPERTY INFORMATION

Peoples Company is pleased to be representing the Estate of Charlotte Smith in the sale of 80 acres m/l located in Iowa County just north of North English, Iowa. The property will be offered as one tract via Public Auction. The Public Auction will be held at the Community Center in North English, Iowa, and will begin at 10:00 AM on Thursday, April 7th there will be the option of Live and Online bidding available. The property is situated in section 26 of English Township Iowa County, Iowa.

The property consists of 80 acres m/l with an estimated 65.52 cropland acres carrying a CSR2 of 83.3 The primary soil type includes Amana & Colo Silt Loams.

Farm lease is open for the current 2022 cropping season.

### AUCTION DATE

Thursday, April 7th, 2022  
10:00 AM Central

### AUCTION LOCATION

Community Center  
210 S Main Street  
North English, Iowa 52316

RILEY SIEREN

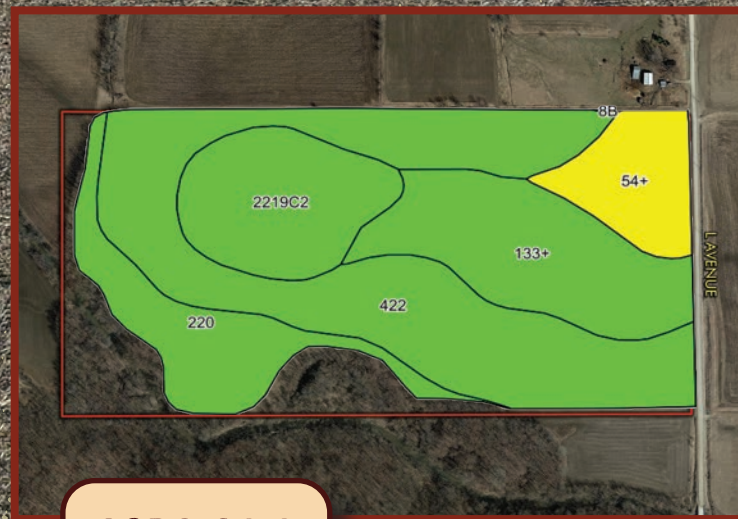
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# IOWA COUNTY

## 80 ACRES M/L



CSR2 83.3

### TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
422	Amana silt loam	28.33	43.2%		93
133+	Colo silt loam	12.92	19.7%		78
2219C2	Ella silt loam	9.81	15.0%		76
220	Nodaway silt loam	8.64	13.2%		77
54+	Zook silt loam	5.82	8.9%		69
Weighted Average:					83.3



## AUCTION TERMS & CONDITIONS

**Auction Method:** Property will be offered as one individual tract. All bids will be on a price per acre basis.

**Farm Program Information:** Farm Program Information is provided by the Iowa 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 Iowa County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction.

**Closing:** Closing will occur on or about Thursday, April 29th, 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.

**Farm Lease:** The farm lease is open for the current 2022 cropping season.

**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.

**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.



# IOWA COUNTY

## FARMLAND AUCTION

APRIL

7TH

10:00 AM

COMMUNITY CENTER  
210 S Main Street  
North English, Iowa  
52316



12119 Stratford Drive, Suite B  
Clive, IA 50325



PeoplesCompany.com

Listing #16051

## ONLINE BIDDING AVAILABLE

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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## SCAN THE QR CODE

to view the listing on  
PeoplesCompany.com

