



LAND AUCTION

LUCAS COUNTY, IOWA

Pierschbacher Farm



260
ACRES M/L
Offered In One Tract

PEOPLES COMPANY.COM | LISTING# 16061

FRIDAY APRIL 29, 2022 AT 10:00 AM

AUCTION LOCATION: CARPENTER'S HALL 1215 COURT AVENUE, CHARITON, IOWA 50049

Mike Nelson

641.223.2300

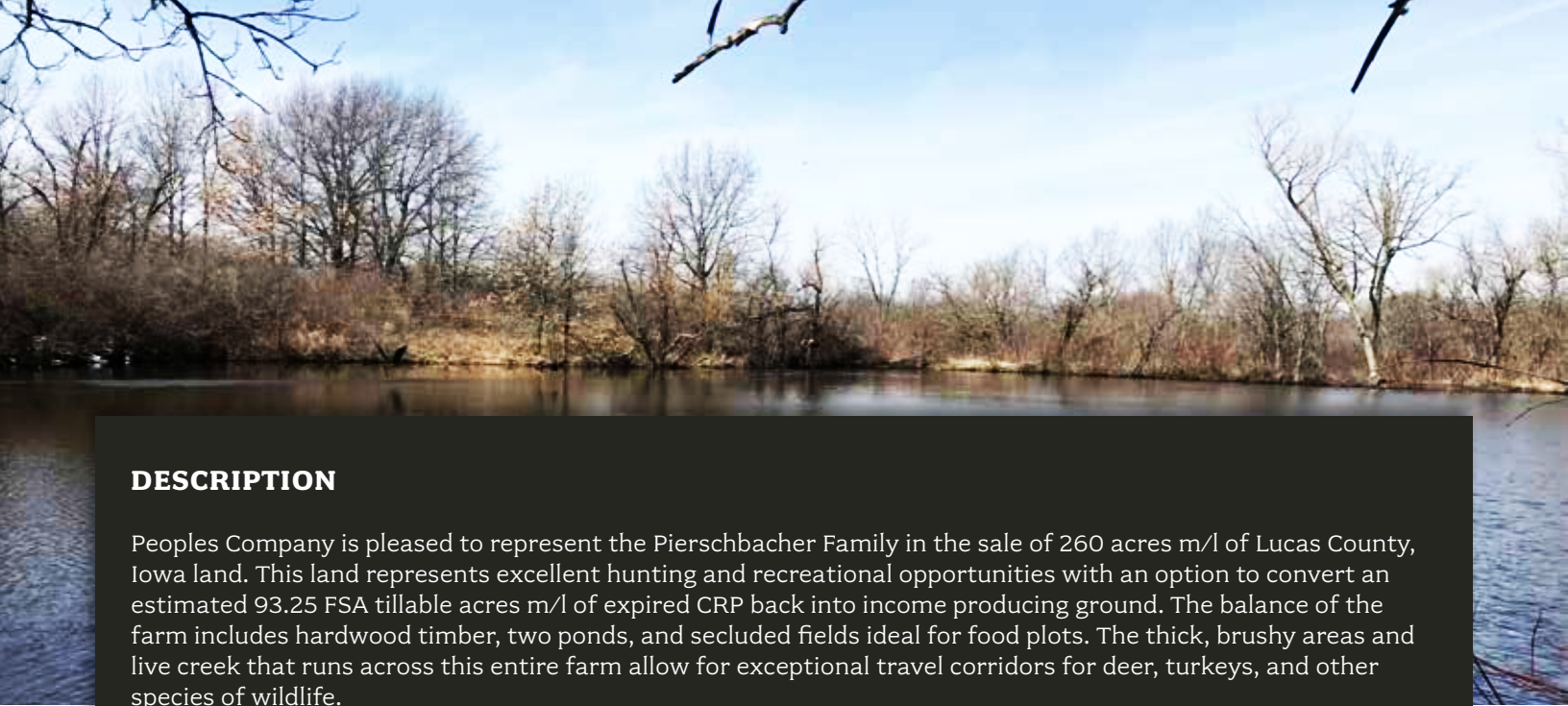
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 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



DESCRIPTION

Peoples Company is pleased to represent the Pierschbacher Family in the sale of 260 acres m/l of Lucas County, Iowa land. This land represents excellent hunting and recreational opportunities with an option to convert an estimated 93.25 FSA tillable acres m/l of expired CRP back into income producing ground. The balance of the farm includes hardwood timber, two ponds, and secluded fields ideal for food plots. The thick, brushy areas and live creek that runs across this entire farm allow for exceptional travel corridors for deer, turkeys, and other species of wildlife.

This farm offers something for everyone; including the outdoor enthusiasts, farmers, and people looking to build their dream home in a secluded location. Just a short drive from the Des Moines metro area, this is a rare opportunity to purchase a larger, contiguous tract of Lucas County tillable ground, recreational land, and hunting land that best fits your needs and at your price.

This land will be offered via a Live Public Auction and will take place at 10:00 AM on Friday, April 29, 2022, at Carpenter's Hall in Chariton, Iowa. The land will be sold as one individual tract and on a price per acre basis. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



DIRECTIONS

From Knoxville, Iowa: Beginning in Knoxville, Iowa, travel south on Highway 14 approximately 16 miles to 550th Street. Travel east on 550th Street approximately 0.3 miles to the farm located on the south side of 550th Street. Watch for Peoples Company auction signs.

From Chariton, Iowa: Beginning in Chariton, Iowa, travel north on Highway 14 approximately 8 miles to 550th Street. Travel east on 550th Street approximately 0.3 miles to the farm located on the south side of 550th Street. Watch for Peoples Company auction signs.

AUCTION DETAILS

Seller: Pierschbacher Family

Auction Date: Friday, April 29, 2022 @ 10:00 AM CST

Auction Location:

Carpenter's Hall
1215 Court Avenue
Chariton, Iowa 50049

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 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, etc. are subject to change when the farm is reconstituted by the Lucas County FSA and NRCS offices. No conservation plan is available. Buyer will be responsible for obtaining a conservation plan, if chosen.

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 a good check or wire transfer. All funds will be held in the Jenna Lain Trust Account.

Closing: Closing will occur on or around May 26, 2022. The balance of the purchase price will be payable at closing in the form of a certified check or wire transfer. With respect to the timing of the Seller and successful Buyer 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. Early possession for farming purposes may be granted to the successful Buyer. Please contact the listing agents for more information.

Farm Lease: There are no current leases in place, including hunting leases. The farm is open for 2022 and beyond.

Survey: There will not be a legal survey performed by the Seller or Peoples Company to determine actual gross acres and property boundaries. The Seller, Attorney's for the Sellers, Peoples Company, nor the Auctioneer makes any guarantees as to the actual number of acres on this farm. If the Buyer wishes to obtain a legal survey, it will be at Buyer's expense. Buyer should perform his/her own investigation and due diligence of the property prior to bidding at the auction.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Jenna Lain Trust Account the required earnest money payment. The Seller will provide a current abstract(s) at their expense. Sale is not contingent upon the Buyer obtaining financing after the conclusion of the auction. All financial arrangements are to have been made prior to bidding at the auction. Auction is subject to final court approval. Title to the 260 acres m/l will be conveyed via General Warranty Deed. There is a small strip of land containing 1 acre m/l located in the southwest corner of the 260 acres m/l that extends west to 265th Avenue. This tract will be conveyed to Buyer at closing by Quit Claim Deed without abstract or any warranties or representations of title. See attached document titled 'Quit Claim Deed Area' for more details.

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. 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. No new fences will be installed by the Sellers.

Easement: There are recorded ingress/egress easements across this property that benefit neighboring landowners for access to their properties. The recorded easement states that

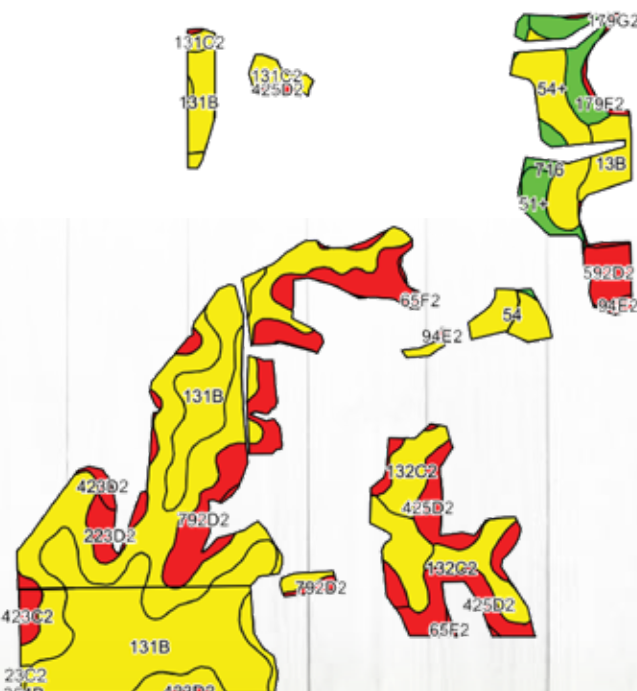
the Grantees and their successors (which are the neighboring landowners this easement benefits) will be responsible to restore and repair any damage to the easement area caused by Grantees (and Successors) in the exercise of Grantees' rights under this easement. Legal surveys have been performed and recorded outlining the specific legal descriptions and locations of these easements.

Home & Buildings: This farm contains an old, dilapidated home and outbuildings that are beyond repair. Any future site clean-up on the farm, will be the new Buyer's responsibility and at Buyer's expense.

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 on 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, total 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 abstracts.

TILLABLE SOILS MAP



Code	Soil Description	Acres	% Of Field	CSR2
131C2	Pershing silty clay loam	27.09	29.1%	62
131B	Pershing silt loam	24.56	26.3%	70
792D2	Armstrong clay loam	9.64	10.3%	5
425D2	Keswick clay loam	6.01	6.4%	8
132C2	Weller silty clay loam	4.95	5.3%	59
54+	Zook silt loam	4.52	4.8%	68
54	Zook silty clay loam	2.51	2.7%	68
273B	Olmitz loam	2.39	2.6%	81
13B	Zook-Olmitz-Vesser complex	2.07	2.2%	68
223D2	Rinda silty clay loam	2.01	2.2%	19
592D2	Mystic clay loam	1.83	2.0%	10
51+	Vesser silt loam	1.35	1.4%	74
423C2	Bucknell silty clay loam	0.99	1.1%	34
716	Lawson-Quiver-Nodaway	0.97	1.0%	78

Weighted Average 52.5



12119 Stratford Drive, Suite B
Clive, IA 50325



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LUCAS COUNTY, IOWA
Pierschbacher Farm



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.



PeoplesCompany.com

SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

