

LISTING #16076



LAND AUCTION

GUTHRIE COUNTY

Iowa

139.75
ACRES M/L



THURSDAY, MAY 12TH, 2022 AT 10:00 AM

Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115

Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com

FSA Tillable Soils Map



Current CRP Map



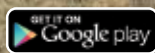
Code	Soil Description	Acres	% of Field	CSR2	
370C2	Sharpsburg silty clay loam	29.53	42.9%	80	■
370B	Sharpsburg silty clay loam	21.57	31.3%	91	■
370D2	Sharpsburg silty clay loam	11.08	16.1%	54	■
Y93E2	ShelbyAdair clay loams	3.20	4.6%	28	■
Y24F2	Shelby clay loam	1.57	2.3%	10	■
822D2	Lamoni silty clay loam	0.90	1.3%	16	■
415F	Montieth loamy sand	0.69	1.0%	84	■
271B	OlmitzColo	0.29	0.4%	20	■
179F2	Gara loam	0.07	0.1%	5	■
Weighted Average			74.1		

New Driveway Entrance & Fence Map



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.



Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115

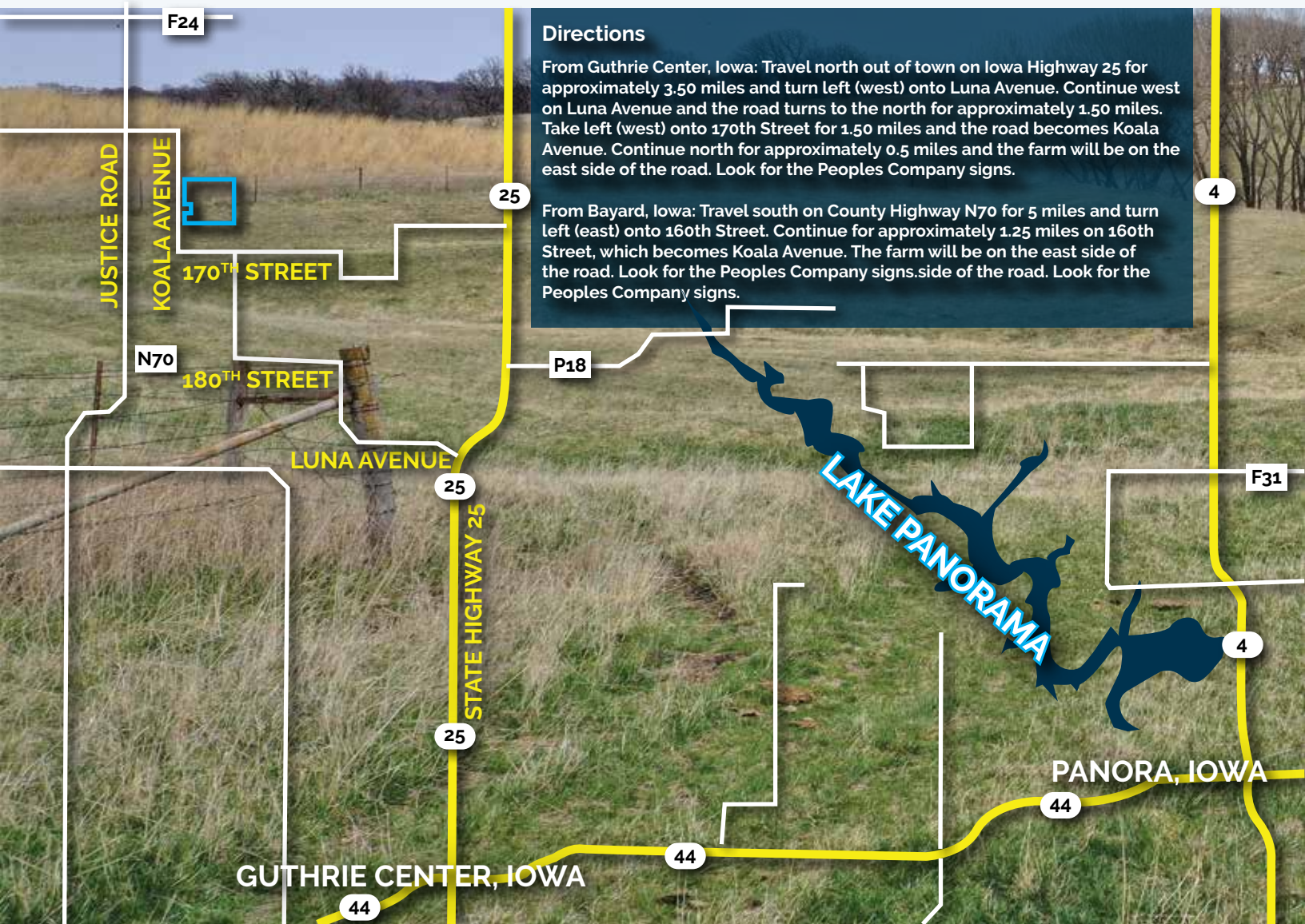
About the Property

Guthrie County, Iowa Farmland Auction - Mark your calendar for Thursday, May 12th, 2022 at 10:00 AM! Peoples Company is pleased to be representing Rodolph H. Compton in the sale of 139.75 total acres m/l located in north central Guthrie County, Iowa. Situated between Guthrie Center, Iowa, and Bayard, Iowa, the farm consists of a total of 139.75 acres m/l with 68.90 FSA cropland acres carrying a CSR2 soil rating of 74.1. Currently, all farmable acres are enrolled in the Conservation Reserve Program (CRP) until 2027. The CRP practice is CP-42 (Pollinator Habitat) and has a current annual payment of \$22,954 (\$333.15/acre). The balance of the farmland includes approximately 63 acres of pasture. The pasture is comprised of cool-season grasses with a 0.75-acre pond in the center of the farm and well-maintained five-strand, barbed-wire exterior fences (See Approved Driveway Entrance & Fence Map).

A survey is in progress to separate the acreage site, locally known as 1662 Koala Avenue, Guthrie Center, Iowa 50115, and being sold separately, from the rest of the farm. The farmland

acres are subject to change prior to the auction. The original farm entrance is being included with the acreage site, so a new driveway entrance will be created. Immediately adjacent to the proposed southern boundary of the acreage site, the new 45' wide driveway entrance has been approved by the Guthrie County Road Department (see Approved Driveway Entrance & Fence Map). The corrugated pipe for the driveway has been purchased and will be installed prior to Closing by the Seller. There is approximately one-half acre of the current CRP contract proposed to be bought out to install the new driveway entrance into the farm (see Current CRP Map). The farmland tract is located in Section 2 of Seely Township, Guthrie County, Iowa.

The farmland will be offered as a single tract on a price per acre basis through a traditional auction. The Public Auction will take place on Thursday, May 12th at 10:00 AM at the Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



Directions

From Guthrie Center, Iowa: Travel north out of town on Iowa Highway 25 for approximately 3.50 miles and turn left (west) onto Luna Avenue. Continue west on Luna Avenue and the road turns to the north for approximately 1.50 miles. Take left (west) onto 170th Street for 1.50 miles and the road becomes Koala Avenue. Continue north for approximately 0.5 miles and the farm will be on the east side of the road. Look for the Peoples Company signs.

From Bayard, Iowa: Travel south on County Highway N70 for 5 miles and turn left (east) onto 160th Street. Continue for approximately 1.25 miles on 160th Street, which becomes Koala Avenue. The farm will be on the east side of the road. Look for the Peoples Company signs.



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com

LAND AUCTION

GUTHRIE COUNTY

Iowa

LISTING #16076



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



AUCTION DETAILS

Guthrie County, Iowa Land Auction
139.75 Acres M/L
Thursday, May 12th, 2022 at 10:00 AM

Seller: Rodolph H. Compton

Auction Location:
Guthrie Activity Center
209 State Street
Guthrie Center, Iowa 50115

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

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM at the Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Guthrie 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 Guthrie 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 Friday, June 24th, 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, Subject to Tenant's Rights.

Farm Lease: The farm is leased for the 2022 cropping 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.

Surveys: A survey will be completed by the Seller for the acreage site (1662 Koala Avenue, Guthrie Center, Iowa 50115). The farmland tract acres are subject to change prior to the auction. No additional surveying or staking will be provided by the Seller.

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, 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.