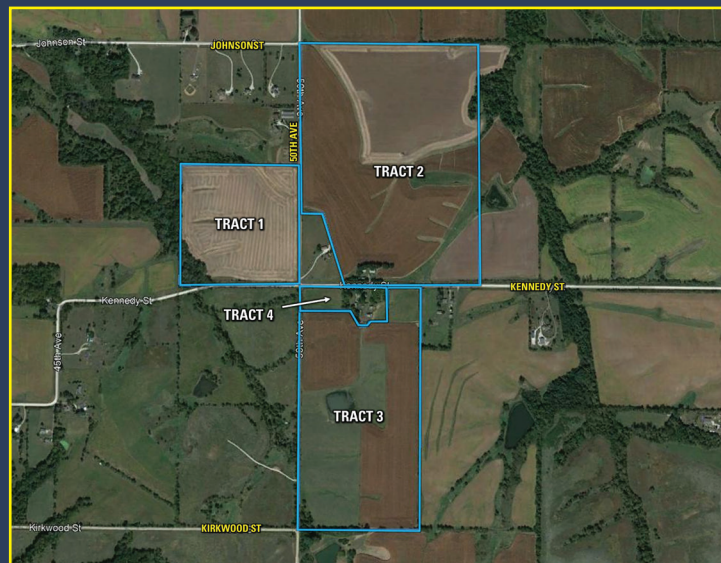


Warren County, Iowa

Farmland Auction

Peoples Company is honored to represent the Duane & Mary Proudfit Family Trust & the Bown Family Trust in the sale of 234.43 acres m/l located 7.5 miles west of Indianola, Iowa, in Warren County. This farm has what everyone wants: high-quality tillable farmland, beautiful views, and excellent building sites, all located 1.25 miles off a hard surface road. The tillable acres are tiled and would be a great addition to any operation or investment portfolio. The farm is only 20 minutes from the Des Moines Metro and has easy access to Highway R45. The auction will take place on July 1st at 10:00 am at the American Legion Hall in Indianola, Iowa. The farm will be sold in four tracts using the buyers' choice method of marketing, allowing the successful bidder to take their choice of tracts one, two, and/or three with their high bid. Tract four will be sold last and on a whole dollar basis.

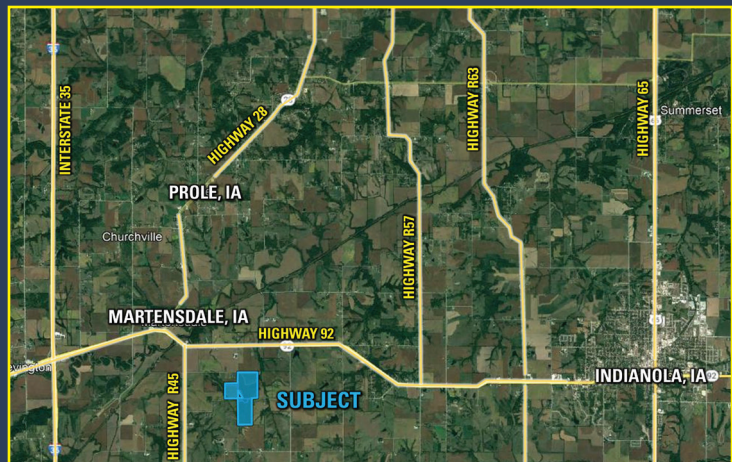


TRACT 1: 40 acres m/l with 36.06 tillable acres carrying a CSR2 soil rating of 67.1.

TRACT 2: 114.43 surveyed acres m/l with an estimated 103.82 tillable acres carrying a CSR2 soil rating of 76.2.

TRACT 3: 72.45 acres m/l with 38.41 tillable acres carrying a CSR2 soil rating of 83.2. Also contains 29.2 acres m/l of high-quality pasture.

TRACT 4: 7.55 surveyed acres m/l with a two-story home built in 1885 with multiple outbuildings and enough room for livestock!



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12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLES COMPANY.COM



Auction Details

Warren County Farmland Auction
234.43 Acres M/L Offered in Four Tracts
Friday, July 1st, 2022 - 10:00 AM

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

AUCTION METHOD: Tracts one, two and three 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 three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. After Tracts one, two and three have been selected we will open the bidding on Tract four. Tract four will be sold on a "Whole Dollar Basis."

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, August 15th, 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 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.

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. The 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 the figures stated within the marketing material. The 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 the Abstract.

Daran Becker
515.979.3498
Daran@PeoplesCompany.com



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Warren County, Iowa

Farmland Auction

AUCTION DATE: FRIDAY, JULY 1ST - AT 10:00 AM

Daran Becker
515.979.3498

Daran@PeoplesCompany.com

LISTING # 16172



TRACT 1
40 Acres M/L | CRS2 67.1



Tract one offers 40 acres m/l of prime Warren County farmland with 36.06 acres considered FSA tillable. The primary soil types are Sharpsburg silty clay loam and Shelby silty clay loam producing an average CSR2 of 67.4. The non-tillable acres are currently in a grass waterway and timbered creek bottom with just enough room to hang your tree stand. The creek is loaded with deer and turkey sign and is a major travel corridor between the larger timbered tracts to the north and south of the property. Buyers will receive a \$3,155 credit at closing for the last half of cash rent. This property would make an excellent building site with tremendous views of the Warren County countryside.

Code	Soil Description	Acres	% of Field	Key	CSR2
370C2	Sharpsburg silty clay loam	21.10	58.5%	■	67
Y93D2	Shelby-Adair clay loams	5.98	16.6%	■	51
370D2	Sharpsburg silty clay loam	4.05	11.2%	■	62
Y428B	Ely silty clay loam	2.06	5.7%	■	79
822D2	Lamoni clay loam	1.59	4.4%	■	43
370B	Sharpsburg silty clay loam	1.28	3.5%	■	80
Weighted Average:					63.9

Directions

From the intersection of Highway 28 and Highway 92 on the southeast corner of Martensdale, IA turn east on Highway 92. After 0.5 miles turn south on Highway R45. After 1.25 miles turn east onto Keokuk St. If you continue past the curves still heading east the road turns into Kennedy Street and tract one is roughly one mile from Highway R45.

Heading west out of Indianola, IA on Highway 92, keep west for six miles. Turn south on 60th Ave for one mile. Once you hit the intersection of 70th Ave and Kennedy St turn west onto Kennedy St. Tract two will be on the right-hand side in nearly one mile.

TRACT 2
114.43 Acres M/L | CSR2 76.2



Tract two includes 114.43 surveyed acres m/l of prime Warren County farmland with approximately 103.82 acres considered FSA tillable. The primary soil types are Sharpsburg silty clay loam and Judson silty clay loam with an average CSR2 of 76.2. The non-tillable acres are currently in grass waterways and an older set of farm buildings. Included with the property are a 40 x 60 machine shed, older open front pole barns for machinery storage, and six small grain bins. This tract would make a nice addition to your current row crop operation or would be an excellent place to build your dream home. Buyers will receive \$8,583 as a credit at closing for the second half of cash rent.

Code	Soil Description	Acres	% of Field	Key	CSR2
370C2	Sharpsburg silty clay loam	47.95	46.2%	■	80
370B	Sharpsburg silty clay loam	18.30	17.6%	■	91
8B	Judson silty clay loam	8.30	8.0%	■	93
Y93D2	Shelby-Adair clay loams	7.72	7.4%	■	35
179D2	Gara loam	5.35	5.2%	■	43
T368	Macksburg silty clay loam	4.18	4.0%	■	94
Y428B	Ely silty clay loam	3.68	3.5%	■	88
76D2	Ladoga silt loam	3.64	3.5%	■	49
94D2	Mystic-Caleb complex	2.51	2.4%	■	25
T370	Sharpsburg silty clay loam	1.62	1.6%	■	96
980B	Cullied land-Ely-Colo	0.57	0.5%	■	42
Weighted Average:					76.29

Tillable Soils Maps



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For more information visit [PEOPLES COMPANY.COM](https://www.peoplescompany.com)



TRACT 3
72.45 Acres M/L | CSR2 83.2



Tract three consists of 72.45 gross acres m/l with 38.41 acres considered FSA tillable. The tillable acres carry a CSR2 of 83.2 with over 95% of those acres being Sharpsburg soils. The remainder of the farm is in an open pasture with a large stocked pond available for watering livestock. The soil map on the whole farm shows a CSR2 of 68. Buyers will receive \$3,360 as a credit at closing for the second half of cash rent. There is driveway access off of 50th Avenue or buyers could apply for and install a new driveway off of Kennedy Street. Tract 3 would be a great addition to your operation with both high-quality row crop and open pasture.

Code	Soil Description	Acres	% of Field	Key	CSR2
370B	Sharpsburg silty clay loam	21.72	56.5%	■	91
370C2	Sharpsburg silty clay loam	14.92	38.8%	■	80
822D2	Lamoni silty clay loam	1.63	4.2%	■	10
Y69C2	Clearfield silty clay loam	0.14	0.4%	■	56
Weighted Average:					83.2

TRACT 4
7.55 Acres M/L



Tract four consists of a 1,950 square foot, two story, three bedroom home with over 7.55 surveyed acres of prime Warren county farmland. There are a wide variety of options available for this unique acreage from fixing up a turn of the century farmstead to building your dream home. The property includes a beautiful walnut grove, 1900's style dairy barn, and multiple out-buildings. The house is currently on well water with the well-located just southeast of the house. The house, outbuildings, and property are being sold (As Is Where Is) and will not be updated by the sellers. All inspections are the responsibility of the buyers and are to be completed prior to the auction. It will also be the responsibility of the buyers to sign a binding agreement with the Warren County Environmental Health Department prior to closing in order to bring the septic system up to code if so desired.



OPEN HOUSE
Friday, June 10th
Starts at 3:00 PM End at 6:00 PM



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