

89.40 CSR2 89.40 CSR2 89.40 CSR2 89.40 CSR2 89.40 CSR2 89.40 CSR2 89.40

Buchanan County ^{IOWA}

LAND AUCTION

117 Acres M/L

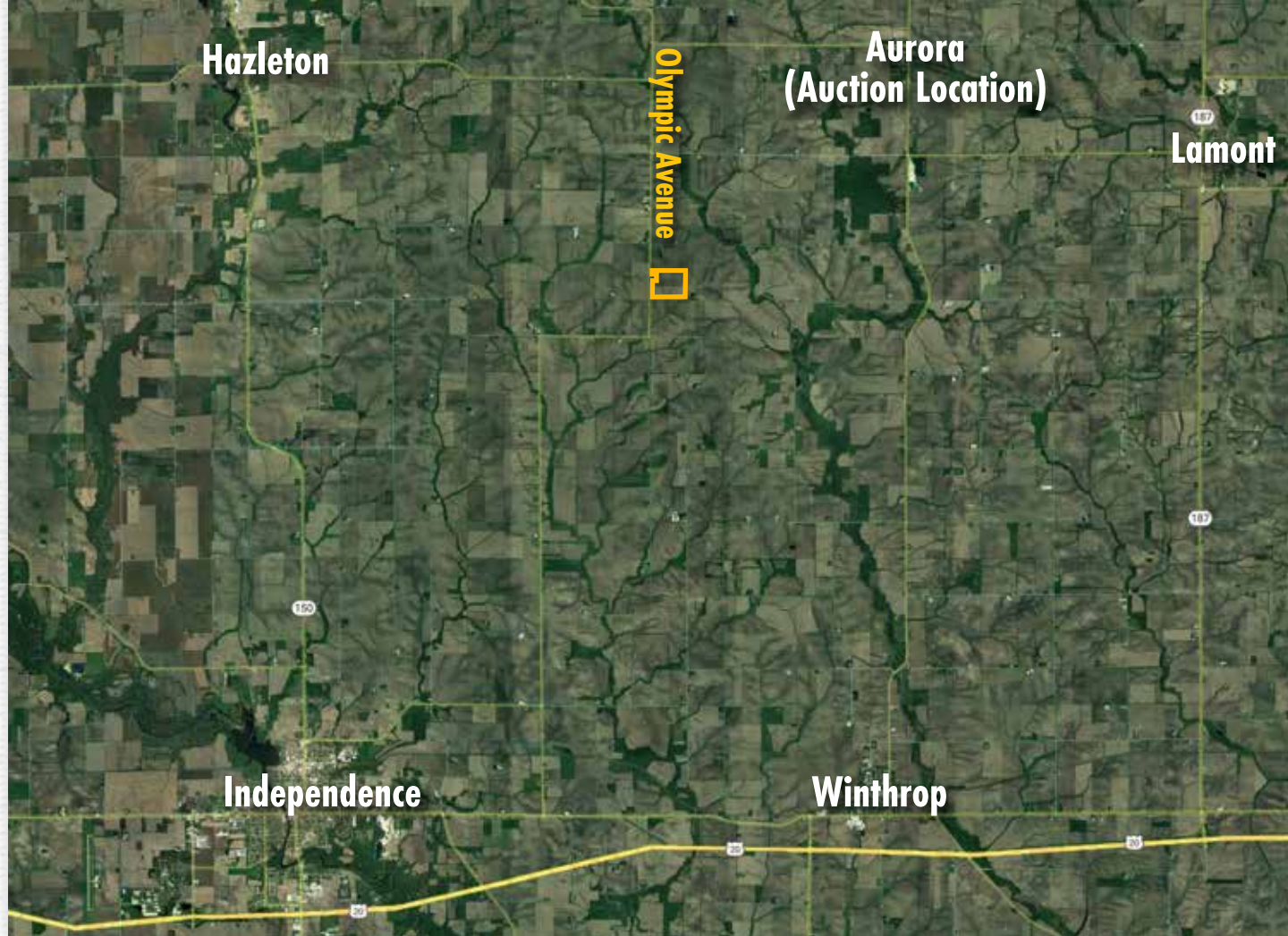
OFFERED IN ONE INDIVIDUAL TRACT

TUESDAY, JUNE 21ST, 2022 AT 10:00 AM

89.40
CSR2

TRAVIS SMOCK | 319.361.8089
Travis@PeoplesCompany.com

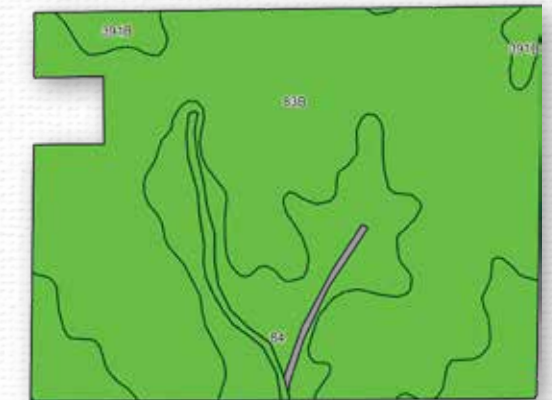
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Description

Remarkable opportunity to own a premium quality Buchanan County farm! This farmland features some of the best soil types and elevation in the area with natural drainage falling towards surrounding properties. The farm consists of 117 acres m/l with 115.51 FSA Cropland acres (113.9 currently farmed) carrying a CSR2 of 89.4. The primary soil types are Kenyon and Clyde loams and are classified as non-highly erodible (NHEL). The property lays along

paved Olympic Avenue with two access points along the highway and an additional field drive in the southeast corner from Pine Creek Avenue. A second half rent payment will be paid to the Buyer on November 1st, 2022 and early possession of the farm will be given as soon as the crop is harvested. Don't miss the chance to own this top-end farm located in Section 28 of Buffalo Township, Buchanan County, Iowa.



Directions

From Aurora: Travel west on C57 Highway for 3.5 miles to the T intersection of 110th Street/Olympic Avenue. Travel south on Olympic Avenue for 3.12 miles and the farm will be along the east side of the road.

From Independence: Travel east on Old Highway 20/220th Street for 2.5 miles to Nathen Bethel Avenue for 6.5 miles to the T intersection of 155th Street. Head east on 155th Street for 1.5 miles to Olympic Avenue. Travel north on Olympic Avenue for 0.5 miles and the farm will be along the east side of the road.

FSA CROPLAND ACRES
115.51

CORN BASE
86.7 Acres with a PLC Yield of 169

SOYBEAN BASE
28.8 Acres with a PLC Yield of 52

TOTAL BASE ACRES
115.5

Code	Soil Description	Acres	% of Field	CSR2
83B	Kenyon loam	81.96	71.0%	90
84	Clyde clay loam	29.88	25.9%	88
391B	ClydeFloyd complex	3.67	3.2%	87

Weighted Average 89.4

117 Acres M/L
OFFERED IN ONE INDIVIDUAL TRACT

89.40
CSR2



2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



PeoplesCompany.com



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

Buchanan County

LAND AUCTION

TUESDAY, JUNE 21ST, 2022 AT 10:00 AM

AUCTION DETAILS

Buchanan County Land Auction
117 Acres M/L Offered in One Individual Tract
Tuesday, June 21st, 2022 at 10:00 AM

AUCTION LOCATION:

Aurora American Legion
302 Warren Street
Aurora, IA 50607

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/> at least 24 hours prior to the auction.

AUCTION METHOD: The farm will be sold as one individual tract on a price per acre 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 Buchanan 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 Buchanan 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 the Roberts & Eddy, PC Trust Account.

CLOSING: Closing will occur on or before August 10, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.



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.



POSSESSION: Possession will be given at closing, subject to Tenant's rights. Full possession will be given to Buyer as soon as the 2022 crop is fully harvested.

FARM LEASE: The farm is leased for the 2022 cropping season. A second-half lease payment will be paid to the Buyer on or before November 1, 2022.

CLOSING ATTORNEY: Brian Eddy - Roberts & Eddy, PC

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy, PC 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.

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.