

LISTING #16202 LISTING #16202 LISTING #16202 LISTING #16202

# IOWA *Buchanan County* LAND AUCTION

*74 Acres M/L*

OFFERED IN ONE INDIVIDUAL TRACT



69.50  
CSR2

**TUESDAY, JUNE 21ST, 2022 AT 5:00 PM**

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



Description

Peoples Company is honored to represent the Crawford Family in their sale of 74 acres m/l located just south of Independence in Buchanan County, Iowa! A farmland auction will be held on Tuesday, June 21st at 5:00 PM at Heartland Acres in Independence. This farm is mostly tillable with 71.91 FSA cropland acres carrying a CSR2 of 69.5 and the primary soil type being Clyde-Floyd complex. The crops are currently leased for 2022 and the second half rent payment will be paid to the Buyer.

FSA CROPLAND ACRES  
71.91

NET TAXES  
\$1,964

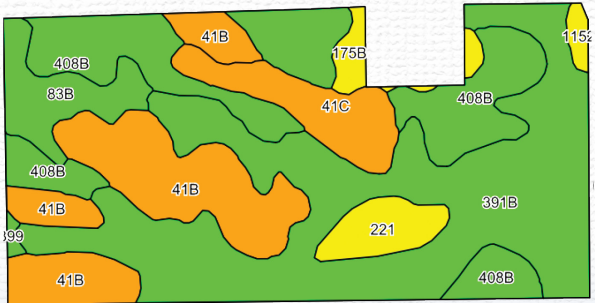
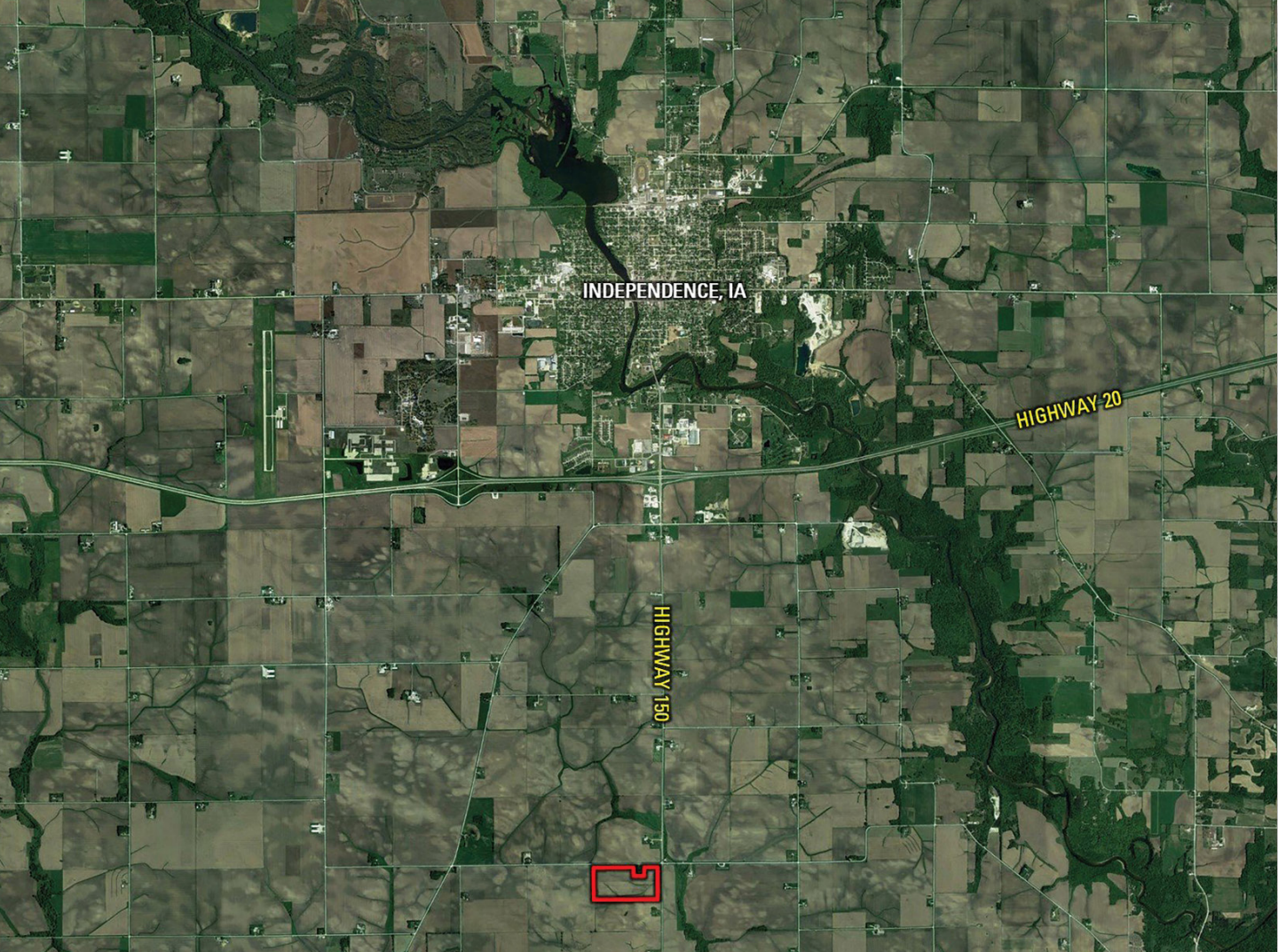
AUCTION LOCATION  
Heartland Acres Agribition Center  
2600 Swan Lake Boulevard  
Independence, Iowa 50644

The excellent location along Highway 150, only a few miles south of Independence, is in the heart of a prime land ownership area with ethanol plants, Mississippi River, and Cedar Rapids grain markets all less than an hour away. Interested parties will be able to bid in-person or online using the Peoples Company bidding app. The farm can be found on the southwest corner of the intersection of Highway 150 and 265th Street in Section 28 of Sumner Township, Buchanan County, Iowa.



Directions

From Independence: Travel south on Highway 150 for three miles to 265th Street. The farm is located at the southwest corner of the intersection.



Code	Soil Description	Acres	% of Field	CSR2
391B	Clyde-Floyd complex	29.06	40.4%	87
408B	Olin fine sandy loam	16.09	22.4%	74
41B	Sparta loamy fine sand	13.45	18.7%	39
41C	Sparta loamy fine sand	4.67	6.5%	34
83B	Kenyon loam	3.98	5.5%	90
221	Klossner muck	2.54	3.5%	48
175B	Dicknson fine sandy loam	1.36	1.9%	50
1152	Marshan clay loam	0.53	0.7%	54
399	Radlyn silt loam	0.23	0.3%	91

Weighted Average 69.5

74 Acres M/L  
OFFERED IN ONE INDIVIDUAL TRACT

69.50  
CSR2





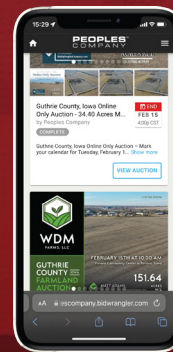
2300 Swan Lake Boulevard, Ste 300  
Independence, IA 50644



PeoplesCompany.com

# Buchanan County IOWA LAND AUCTION

TUESDAY, JUNE 21ST, 2022 AT 5:00 PM



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.



## AUCTION DETAILS

Buchanan County Land Auction  
74 Acres M/L Offered in One Individual Tract  
Tuesday, June 21st, 2022 at 5:00 PM

## AUCTION LOCATION:

Heartland Acres Agribition Center  
2600 Swan Lake Boulevard  
Independence, Iowa 50644

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>

AUCTION METHOD: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

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 check or wire transfer. All funds will be held at John C. Compton, PC.

CLOSING: Closing will occur on or before Tuesday, July 26th, 2022. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

CLOSING ATTORNEY: Closing will be overseen by the Seller's attorney, John C. Compton, PC of Strawberry Point.



POSSESSION: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with John C. Compton, PC the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

FARM LEASE: The farm is leased for the 2022 cropping season. A second-half lease payment will be paid to the Buyer. Contact Agent for details.

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. 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 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.