



Farmland Available

**OLIVER RUSSELL
MANCHESTER ESTATE**

Auction Date:

Friday, July 29th

Starts at 10:00 AM

**207.5 ACRES M/L
DECATUR COUNTY, IA**

Offered in three separate tracts.

Mike Nelson

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FARMLAND AVAILABLE

AUCTION DATE

Friday, July 29th
Starts at 10:00 AM

LISTING #16256

TRACT INFORMATION

AUCTION LOCATION

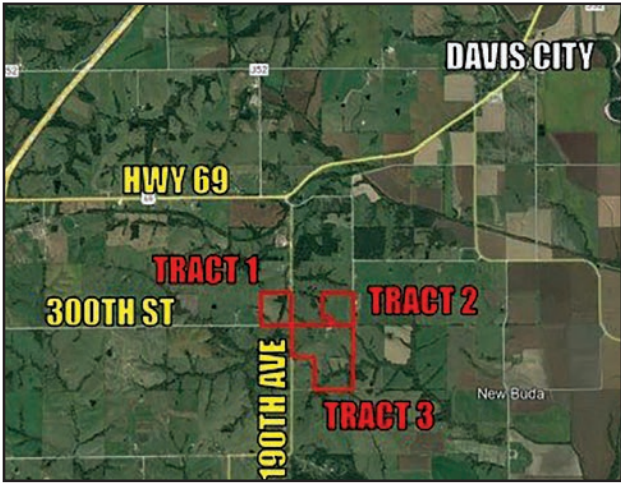
Davis City Community Center
209 North Bridge Street | Davis City, IA 50065

207.5 ACRES M/L

DESCRIPTION

Peoples Company is pleased to represent the Estate of Oliver Russell Manchester in the sale of 207.5 acres m/l located in Decatur County. Located near Davis City, Iowa, this farmland will be offered in three tracts and represents good quality pasture and hay ground, cattle facilities, building site locations, and exceptional hunting opportunities all located in a strong area of Decatur County. This farm will be offered for the first time in a number of years to the general public via a live auction with online bidding available.

The auction will take place on Friday, July 29th beginning at 10:00 am at the Davis City Community Center in Davis City, Iowa. The farms will be sold as three individual tracts using the 'Buyer's Choice' auction method allowing the successful bidder to take their choice of tracts one, two, or three. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



Tract 1 | 40 Acres M/L

TRACT 1 consists of 40 acres m/l and contains 30.78 FSA tillable acres that carry an average CSR2 rating of 50. This farm is a clean grass farm with big timbered fence lines and draws. Access to Tract 1 can be made from the north and east sides.



Tract 2 | 37.5 Acres M/L

TRACT 2 contains 37.5 acres m/l with 30.47 acres m/l considered FSA Tillable Acres carrying an average CSR2 rating of 34.8. This tract is a well-maintained grass farm with many options for a buyer. Access to this tract can be made from the south and east sides. Electric and rural water services are available at the road.



Tract 3 | 130 Acres M/L

TRACT 3 will be offered as 130 acres m/l with an estimated 58.68 FSA tillable acres m/l carrying an average CSR2 rating of 40. There is an older home with rural water and electric service that is being sold in "AS IS" condition. This home has the potential to be made into the perfect cabin or weekend getaway. There is a good set of metal buildings. An 18'x49' open front pole barn, a 33'x48' metal building plus a 16'x32' lean-to addition with electric and concrete floor, and a 52'x56' cattle barn with newer water hydrant. This farm has lots of big hardwood timber including some large walnut trees.

This farm can be accessed from the north and south sides. In addition, there is a good farm crossing across the main ditch allowing buyers access to the south side of the farm. For the hunter, this farm is full of wildlife including many deer and turkeys with many secluded fields perfect for food plots and deer stands.

For the cattleman, this farm has a good set of working buildings set up for a cattle operation. There is an interior fence in place with two smaller pastures with ponds located on the north side. There is a cattle waterer below the larger pond in the north pasture. Most of the fence is older, however, some newer fence has been installed in recent years, including a brand new fence in the SW corner of the farm.

The farm is currently rented for pasture and the tenant will have the cattle off of the farm by September 30, 2022. The new buyer will have full possession of Tract 3 on October 1, 2022.

DIRECTIONS

From Des Moines, IA. Head south on I35 to exit 4, the Davis City exit. Go east on Highway 69 for 2.5 miles to 190th Ave. Finally, head south for 0.9 miles to the intersection of 190th Ave and 300th Street.

From Davis City, IA. Head southwest on Highway 69 for 2.25 miles. Then go south on 190th Ave for 0.9 miles to the intersection of 190th Ave and 300th Street.

**OLIVER RUSSELL
MANCHESTER ESTATE**



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

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Listing #16256

TERMS & CONDITIONS



OLIVER RUSSELL MANCHESTER ESTATE

DECATUR COUNTY LAND AUCTION
207.5 Acres M/L
Offered in 3 tracts
Friday, July 29th, 2022 10:00 AM

AUCTION LOCATION:
Davis City Community Center
209 North Bridge Street
Davis City, IA 50065

SELLERS:
Oliver Russell Manchester Estate
Barbara L Borrowman, Executor of the Estate

ATTORNEY FOR THE ESTATE:
Verle W. Norris

AUCTION METHOD: Tracts one and 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.

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. 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 Decatur 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 Decatur 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 good check. All funds will be held in the Verle W. Norris Trust Account.

CLOSING: Closing will occur on or around Thursday, August 31st, 2022. The closing attorney will be Verle Norris in Leon, Iowa. The balance of the purchase price will be payable at closing in the form of certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

FARM LEASE: Tracts 1 and 2 have open leases. Tract 3 is rented for cattle pasture until the end of September 2022.

POSSESSION: Full possession of Tracts 1 and 2 will be given at closing. The buyer is buying Tract 3 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 The Law Office of Verle W. Norris the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. Transfer will be made by Court Officer Deed. Auction is subject to final court approval.

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. If in the future a site clean-up is required on any of the tracts, it shall be at the expense of the Buyer(s) of each tract. 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.