

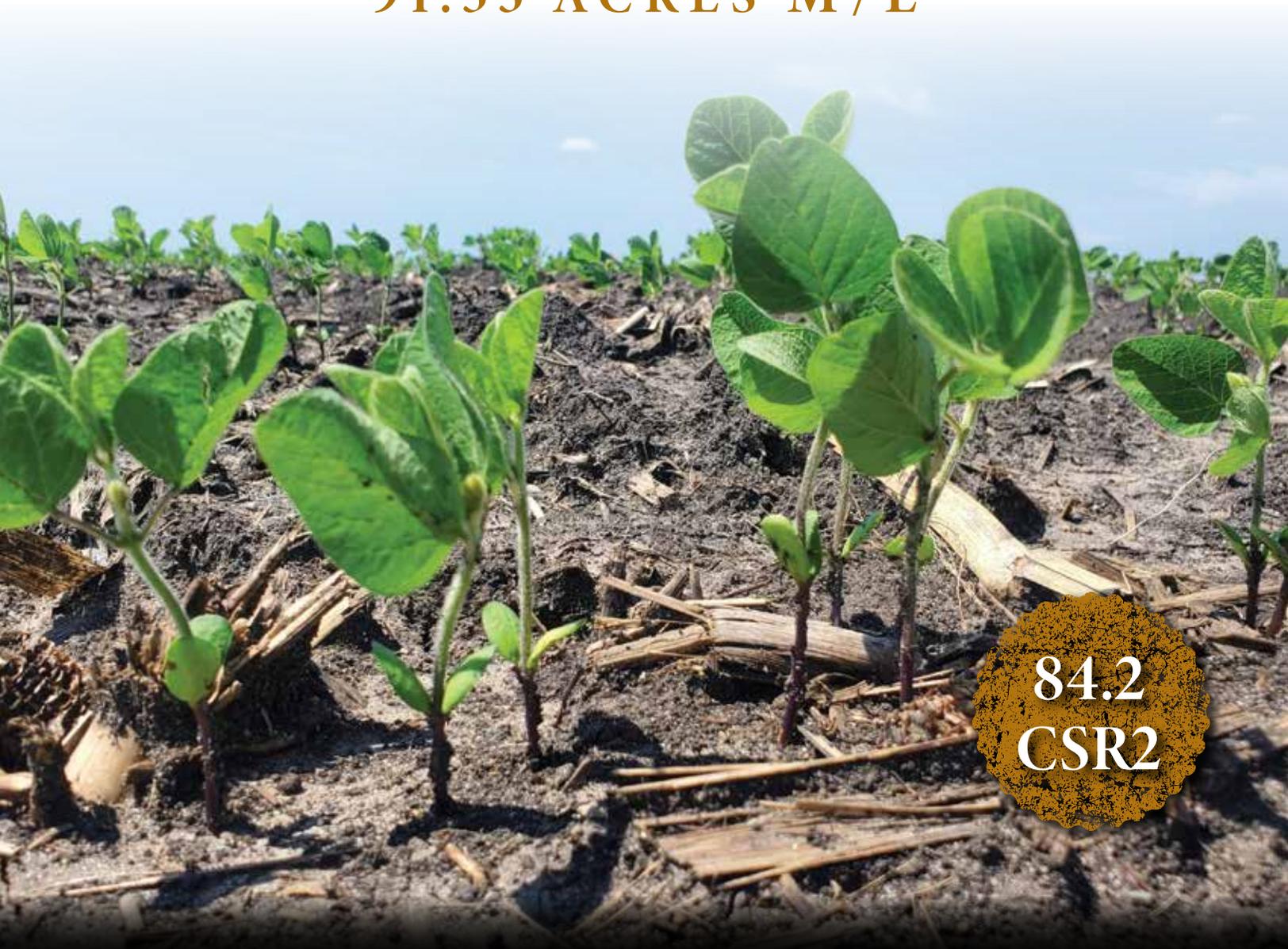
UPCOMING FARMLAND AUCTION

Boone County

IOWA

Friday, August 12th, 2022 at 10:00 AM | 305 Benton Street, Slater, Iowa 50244

91.53 ACRES M/L



84.2
CSR2

Matt Adams | 515.423.9235
Matt@PeoplesCompany.com

Listing
#16264

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

About The Property

Boone County, Iowa Farmland Auction – Mark your calendar for Friday, August 12th! Peoples Company is pleased to be representing the Estate of Vera F. Myers in the sale of 91.53 total acres m/l located in southeast Boone County between the towns of Madrid and Slater, Iowa. This farm, known as the "Hatgrove Farm" that dates back to the 19th Century, has been a long-time family heirloom of the Myers family. The farmland will be offered as a single tract via public auction.

Located in a strong farming community, this nearly 100% tillable farm includes 91.70 FSA cropland acres carrying a CSR2 soil rating of 84.2 with top-producing soils of Webster clay loam, Nicollet loam, and Clarion loam. Farmland acres are considered NHEL (Non-Highly Erodible Land) and do not include a conservation plan. Currently, there are 89.56 acres being farmed. This tract would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. Tile maps have not been made available, but seven tile intakes have been located across this farmland tract. Several competing grain marketing options are located nearby including ethanol plants and a variety of grain elevators with close proximity to U.S. Highway 30 and Iowa Highways 210 and 141.

Additionally, the property lies just east of Madrid, Iowa within Sections 27 and 28 of Garden Township. Utilities have been extended to the area with 3" water line, available through Xenia Rural Water, located along the south side of 320th Avenue and electric service is available through Midland Power Cooperative.

Directions

From Madrid, Iowa: Travel east out of town for approximately 3.25 miles on State Highway 210 and turn left (north) onto Violet Avenue. Continue for 1 mile and turn left (west) onto 320th Street and continue for approximately 0.50 miles. The farm is on the south side of the road. Look for the Peoples Company sign.

From Slater, Iowa: Travel west out of town for approximately 3 miles on State Highway 210 and turn right (north) onto Violet Avenue. Continue for 1 mile and turn left (west) onto 320th Street and travel for approximately 0.50 miles. The farm is on the south side of the road. Look for the Peoples Company sign.



Gross Taxes: \$2,970.00 | **Parcel Numbers:** 088225281100001; 088225281400001; 088225272200005; 088225272300002



Code	Soil Description	Acres	% of Field	CSR2	Legend
L107	Webster clay loam	26.97	29.4%	88	
L55	Nicollet loam	26.35	28.7%	91	
L138B	Clarion loam	12.83	14.0%	88	
L138C	Clarion loam	8.15	8.9%	84	
L95	Harps clay loam	4.83	5.3%	75	
138D2	Clarion loam	3.86	4.2%	56	
90	Okoboji mucky silt loam	3.82	4.2%	56	
L236C2	Lester loam, Bemis moraine	2.59	2.8%	77	

Weighted Average CSR2 84.2



Auction Details

Seller: Estate of Vera F. Myers

Representing Attorney: Lee Johnson at Johnson Law Office

Online Bidding: Register to bid at <http://peoplescompany.bidwangler.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 Boone 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 Boone 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, September 30th, 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 farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased for 2022 and Seller will retain all 2022 farm income.

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.

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. 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.

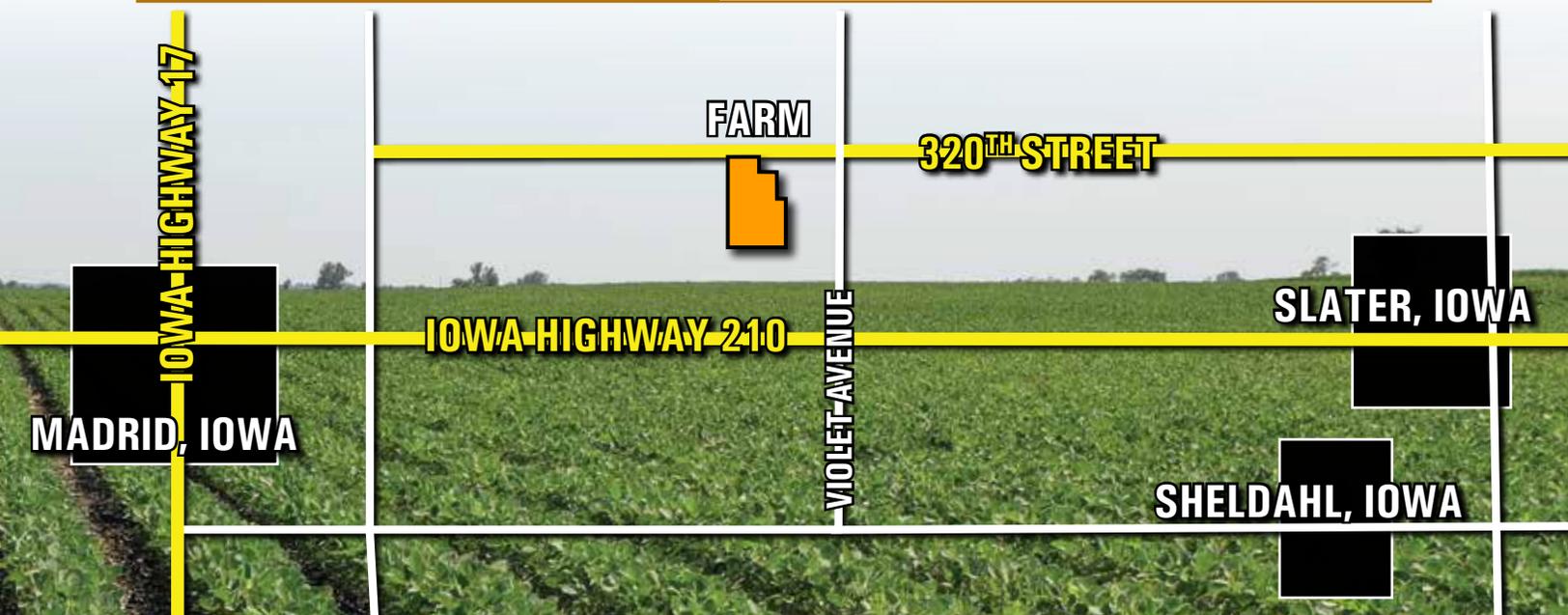
91.53 ACRES M/L



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

Friday, August 12th, 2022 at 10:00 AM

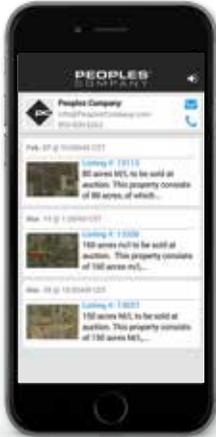
Slater Log Cabin (Nelson Park)
305 Benton Street, Slater, Iowa 50244



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com



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.



Boone County

IOWA

Friday, August 12th, 2022 at 10:00 AM
305 Benton Street, Slater, Iowa 50244

91.53 ACRES M/L



LISTING #16264

**84.2
CSR2**