

FARMLAND AUCTION

# Guthrie County, Iowa

Thursday, August 25th, 2022 at 10:00AM

Guthrie Activity Center | 209 State Street | Guthrie Center, IA 50115

LISTING #16294

# 120

## Acres m/l

Matt Adams 515.423.9235

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

# Thursday, August 25th, 2022 at 10:00AM

## Guthrie Activity Center | 209 State Street | Guthrie Center, IA 50115

Guthrie County, Iowa Farmland Auction – Peoples Company is honored to represent the Rees Trust in the sale of 120 acres m/l located southeast of Guthrie Center, Iowa in Section 16 of Valley Township. This farm consists of a total of 120 acres with 113.85 FSA tillable acres that have a CSR2 rating of 80.2, which compares to the County average of 61.4. There are 111.92 acres being farmed currently and the primary soil type is Colo silt loam.

Yield history for these acres is available and confirms the farm has been a strong producer with an Approved APH (Actual Production History) Yield of 199 bushels per acre for corn and 55 bushels per acre for soybeans; compared to the Guthrie County average of 176 and 50. Yields for the most recent crop years show corn yields of 233, 215, and 263 and soybean yields of 67, 62, and 52.

Other improvements include the installation of over 36,740 linear feet of 5”, 6”, and 8” drainage tile. The most recent drainage tile added was 25,342 linear feet installed during fall 2016 and includes a water control feature at the outlet.

The farm is located near several grain marketing options including ethanol plants, grain elevators, and livestock facilities that can be accessed by surrounding paved roads – Hwy 25 to the west, Hwy 44 to the north, and Montieth Road to the south. A survey is in progress on the northwest corner to separate the small portion of pasture from the farmland. The farmland acres are subject to change prior to the auction.



Current Tillable Soils Map				
Code	Soil Description	Acres	% of Field	CSR2
133A+	Colo silt loam	65.99	59.0%	78
1820	Dockery-Quiver silt loams	16.83	15.0%	87
133A	Colo silty clay loam	16.12	14.4%	78
273B	Olmitz loam	12.50	11.2%	89
<b>Weighted Average:</b>				<b>80.3</b>

**Gross Taxes**  
**\$3,388**



### Crop Yields

Year	Corn (APH)	Soybeans (APH)
2016		67
2017	233	
2018		62
2019	215	
2020		52
2021	263	
<b>10-Year Avg. Yield History</b>	<b>199</b>	<b>55</b>
<b>Approved APH Yields</b>	<b>220</b>	<b>60</b>

### Auction Terms & Conditions

**ONLINE BIDDING:** Register to bid at [HTTP://PEOPLESCOMPANY.BIDWRANGLER.COM](http://PEOPLESCOMPANY.BIDWRANGLER.COM)

**AUCTION METHOD:** The tract will be offered via Public Auction and will take place at 10:00 AM at the Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

**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 Guthrie 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 Guthrie 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, October 14th, 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, Subject to Tenant's Rights.

**FARM LEASE:** The farm is leased for the 2022 cropping season and Seller will retain all 2022 farm income.

**Seller**  
**MILO REES REVOCABLE TRUST**  
**SOPHIA REES REVOCABLE TRUST**

**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.

**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.

**SURVEYS:** A survey will be completed by the Seller on the northwest corner of Parcel 0000944500. The farmland tract acres are subject to change prior to the auction. No additional surveying or staking will be provided by the Seller.

**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 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.



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## AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

## LISTING #16294



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CAMERA TO VIEW THIS LISTING ONLINE!

