

99.17
ACRES M/L

MARION COUNTY, IOWA



UPCOMING AUCTION

FRIDAY, SEPTEMBER 16TH, 2022 AT 10:00 AM

PELLA MEMORIAL BUILDING | PELLA, IOWA 50129



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PELLA MEMORIAL BUILDING

829 BROADWAY ST. | PELLA, IA 50129



DESCRIPTION

Peoples Company is pleased to represent Hoch Farms Inc. in the sale of 99.17 acres m/l of high-quality Marion County farmland located eight miles south of Pella, Iowa. This farm is nothing short of exceptional, with 88.2 acres considered FSA tillable carrying a CSR2 of 83.8. The tillable acres are tiled and terraced and boast over 84% Sharpsburg soils. The property is less than a half mile off of Highway 92 with paved roads running along both the south and east sides of the property. Rural water and electricity run along both paved roads. If you're looking for a place to build, develop, or just add an excellent piece of ground to your operation, this farm has tons of potential. The farm is open for the 2023 crop year with early possession given after the crops have been harvested.

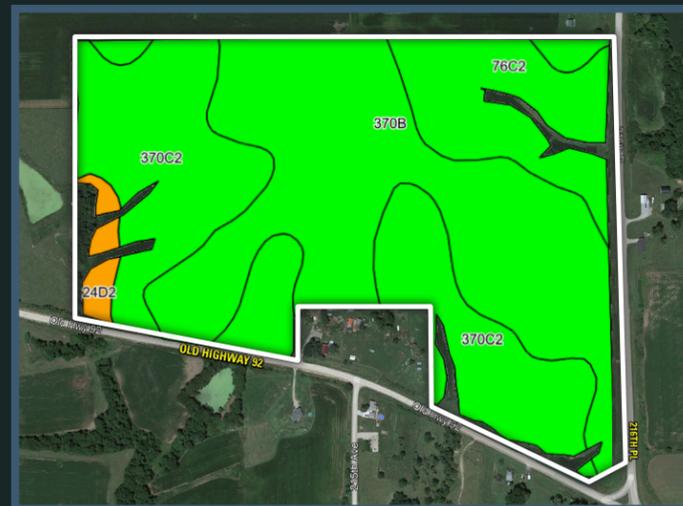
DIRECTIONS

From the corner of Hwy 163 and T17 on the south side of Pella, IA head south onto County Road T17 for roughly 3.7 miles. County Road T17 will turn right, and continue for another 4.2 miles. You will come to Highway 92. Cross Hwy 92 and in a half mile you will come to the intersection of Old Hwy 92. Turn left and in a quarter mile the farm will be on your left.

From Knoxville at the intersection of Highway 14 and Highway 92 head east on Highway 92. After roughly nine miles turn right heading south on County Road T17. In less than half a mile turn left onto Old Highway 92. In a quarter mile, the farm will be on the left.

IMPROVEMENTS

Tile, Terraces



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
370B	Sharpsburg silty clay loam	41.39	46.9%		91
370C2	Sharpsburg silty clay loam	32.70	37.1%		80
76C2	Ladoga silt loam	12.38	14.0%		75
24D2	Shelby loam	1.73	2.0%		45
Weighted Average					83.8

CONTACT

DARAN BECKER | 515.979.3498 | DARAN@PEOPLESCOMPANY.COM

AUCTION TERMS & CONDITIONS

AUCTION METHOD Farm will be offered in one tract. All bids will be on a price per acre amount.

FARM PROGRAM INFORMATION Farm Program Information is provided by the Marion 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 Marion County FSA and NRCS offices.

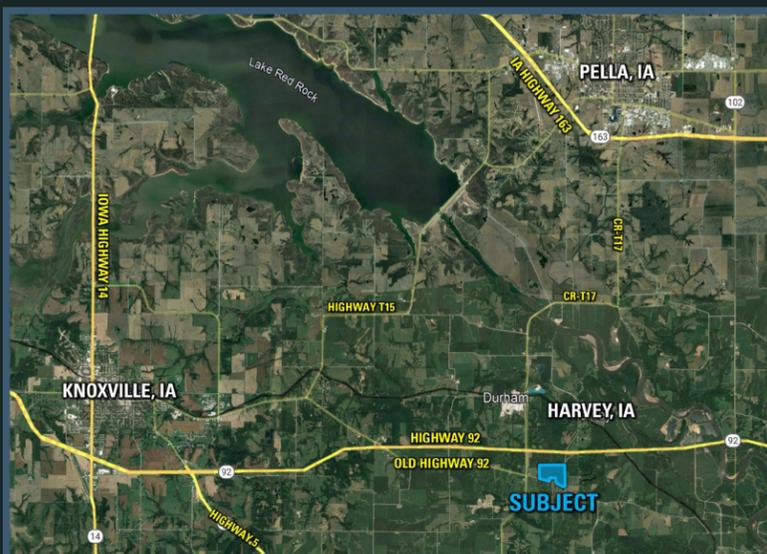
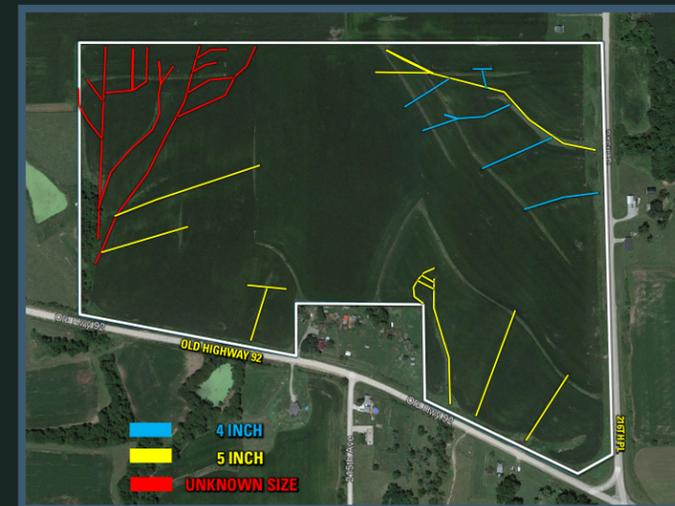
EARNEST MONEY PAYMENT A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Settle Up Iowa Trust Account.

CLOSING Closing will occur on or about December 1st, 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.

FARM LEASE The farm is open for 2023

CONTRACT & TITLE Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit 10% earnest money with Settle Up Iowa Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon the Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. The farm will transferred by Warranty Deed.



BIDDER REGISTRATION All prospective bidders must register with Peoples Company and receive a bidder number 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

BROKERS PROTECTED Clients must be registered with a listing broker at least 48 hours prior to the start of the auction. Participating brokers please contact the auctioneer for details and forms.



12119 Stratford Drive, Suite B
Clive, IA 50325



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