

• FAMILY OWNED SINCE 1882 •

UPCOMING FARMLAND AUCTION

Adair County Iowa



THURSDAY, OCTOBER 27TH, 2022 AT 10:00 AM

ADAIR HEALTH & FITNESS CENTER

202 NW NORTH TOWNLINE ROAD

GREENFIELD, IOWA 50849

LISTING #16352

MATT ADAMS | 515.423.9235 | MATT@PEOPLESCOMPANY.COM

KOLT KIBURZ | 515.468.5035 | KOLT@PEOPLESCOMPANY.COM

ADAIR COUNTY, IOWA FARMLAND AUCTION -

MARK YOUR CALENDARS FOR THURSDAY, OCTOBER 27TH, 2022 AT 10:00 AM!

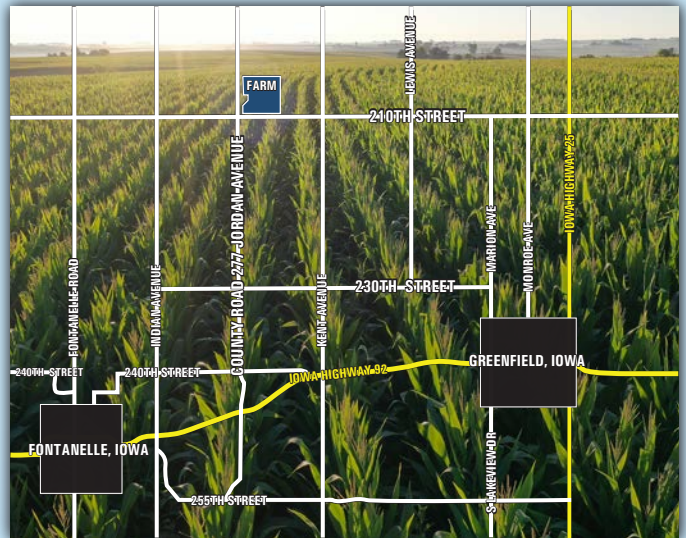
Peoples Company is pleased to offer a "Century Farm" consisting of 155.78 total acres m/l of Adair County, Iowa farmland. Owned since March 3rd, 1882, this Cooper Family farmland has been a longtime held heirloom with over 140 years of ownership.

This farm is located northwest of Greenfield, Iowa and consists of 124.80 FSA tillable acres with a CSR2 soil rating of 59.5. Currently, there are 68.60 acres being farmed with the balance consisting of approximately 80 acres of pasture. The northern tract and part of the southern tract of pasture has previous cropping history and may be farmed, but an interested Buyer should verify any information specific to their planned farming practices. An updated conservation plan would potentially require a portion of the property in the southeast corner to include a different crop rotation than Corn/Soybean. Improvements include installation of over 6,900 linear feet of 5" drainage tile during spring 2019 on the south side of the farm.

The pasture is currently divided into two sections (north and south) and consists of cool-season grasses with a one-acre pond in the southeast portion of the farm along with well-maintained five-strand, barbed-wire exterior fences. There is a partition fence agreement with the landowners to the east stating that the boundary fence will be managed by "Left-Hand Rule". Please contact the listing agents for a copy of the partition fence agreement.

This farmland tract would make for a great add-on unit to an existing farming operation or investment-grade quality land purchase with easy access to several nearby grain marketing options. The farm lease has been terminated and will be available for the 2023 farm year. The public auction will take place on October 27th, 2022, at 10:00 AM at the Adair Health & Fitness Center, 202 NW North Townline Road, Greenfield, Iowa 50849. This auction can also be viewed through a Virtual Online Auction option with online bidding.

LISTING #16352



FROM GREENFIELD, IOWA: Travel north out of town on Iowa Highway 25 for approximately 2.50 miles and turn left (west) onto 210th Street. Continue west for approximately 3.50 miles and the farm will be located northeast of the intersection of 210th Street and N77/Jordan Avenue. Look for the Peoples Company signs.

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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 ON THURSDAY, OCTOBER 27TH AT THE ADAIR HEALTH & FITNESS CENTER IN GREENFIELD, IOWA. 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 ADAIR 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 ADAIR 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, DECEMBER 16TH, 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.

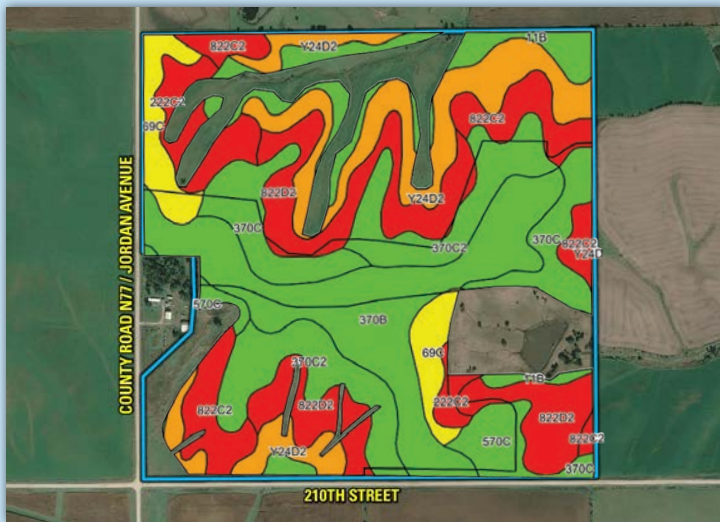
FARM LEASE: THE FARM WILL BE AVAILABLE FOR THE 2023 FARMING YEAR.

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.

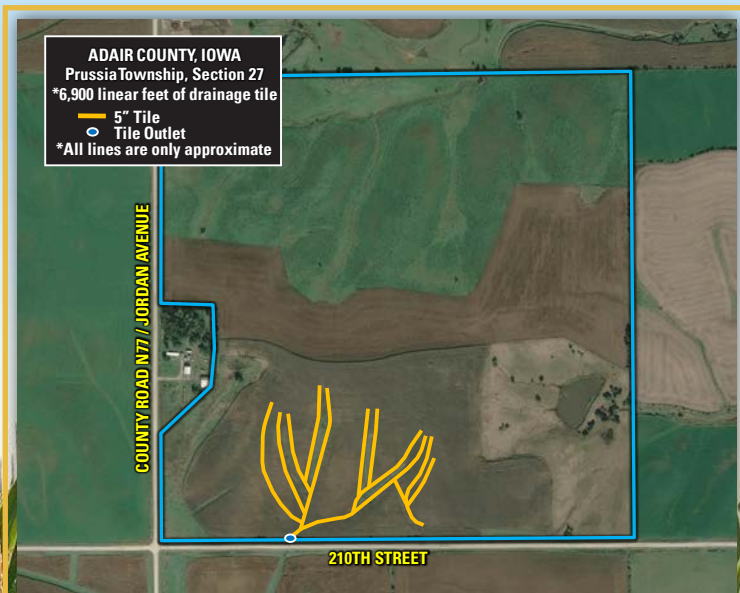
OTHER: THIS SALE IS SUBJECT TO ALL EASEMENTS, COVENANTS, LEASES, AND RESTRICTIONS OF RECORD. ALL PROPERTY IS SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO WARRANTIES, EXPRESSED OR IMPLIED, MADE BY THE AUCTIONEER, PEOPLES COMPANY, OR SELLER. ALL BIDS WILL BE ON A PER-ACRE BASIS. PEOPLES COMPANY AND ITS 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.



| CODE | SOIL DESCRIPTION | ACRES | % of FIELD | CSR2 |
|-------|----------------------------|-------|------------|------|
| 370B | Sharpsburg silty clay loam | 23.04 | 18.5% | 91 |
| 822D2 | Lamoni silty clay loam | 19.49 | 15.6% | 10 |
| Y24D2 | Shelby clay loam | 17.59 | 14.1% | 49 |
| 370C2 | Sharpsburg silty clay loam | 16.35 | 13.1% | 80 |
| 822C2 | Lamoni silty clay loam | 11.51 | 9.2% | 32 |
| 370C | Sharpsburg silty clay loam | 11.10 | 8.9% | 81 |
| 11B | Colo | 8.77 | 7.0% | 80 |
| 69C | Clearfield silty clay loam | 7.13 | 5.7% | 59 |
| 222C2 | Clarinda silty clay loam | 5.51 | 4.4% | 38 |
| 570C | Nira silty clay loam | 4.31 | 3.5% | 84 |

WEIGHTED AVERAGE 59.5



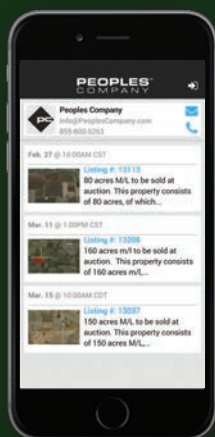
TILE MAP



12119 STRATFORD DRIVE
SUITE B
CLIVE, IOWA 50325
f t @ in v

OCTOBER 2022

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 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 | | | | | |



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.



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