



WARREN COUNTY

FRIDAY NOV. 4th

LAND AUCTION

*210.82
acres
M/L*

American Legion Hall, 105w 1st Ave, Indianola, IA 50125 at 10 a.m.

DARAN BECKER 515.979.3498 Daran@PeoplesCompany.com

Upcoming Auction

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*210.82
acres
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Peoples Company is pleased to represent Cheryl Ann Kuhn in the auction of 210.82 acres of high-quality Warren County farmland, located just northeast of Milo, Iowa. The auction will be held on November 4th, 2022 at 10 AM at the Indianola American Legion Hall. Together these two tracts have 185.17 tillable acres with a CSR2 of 75.9 and are nearly 88% tillable. The predominant soil types are sharpsburg and macksburg with most of the tile and terrace work already completed. If your looking to add highly productive farmland to your operation with some of the best soils that Warren County has to offer, don't miss this auction. The ground will be sold in two separate tracts using the buyer's chosen method of marketing where the

winning bidder can take either or both farms if they so choose. The farm is being sold subject to tenants' rights and is open for the 2023 crop year.

Tract 1: 117.79 Acres m/l with 107.21 tillable acres m/l carrying a CSR2 value of 81.9.

Tract 2: 93.03 Acres m/l with 77.96 tillable acres m/l carrying a CSR2 value of 67.6.

Do not miss your chance at high-quality Warren County Farmland! Contact the listing agent Daran Becker for any questions. We hope to see you at the American Legion Hall in Indianola, IA on November 4th, 2022 at 10:00 am!

Contact

DARAN BECKER 515.979.3498
Daran@PeoplesCompany.com

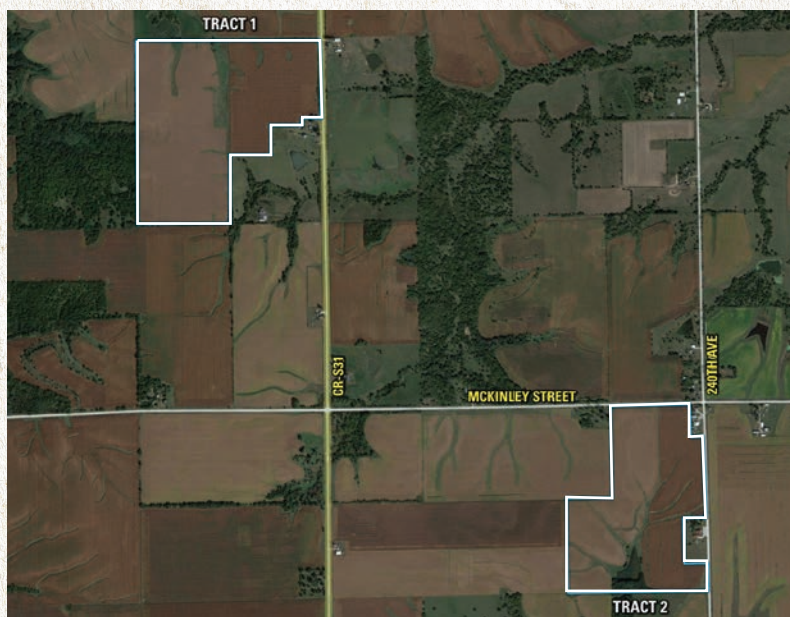
Directions

Tract 1: From the intersection of Highway 65 & Highway 92 in Indianola, IA head east on Highway 92. After 10.75 miles turn right heading south onto County Road S31. In roughly 3 miles tract 1 will be on the right-hand side.

Tract 2: From the intersection of Highway 65 & Highway 92 in Indianola, IA head east on Highway 92. After 10.75 miles turn right heading south onto County Road S31. In roughly 3 miles tract 1 will be on the right-hand side. Continue for another mile where you will turn left heading east onto McKinley Street. Tract 2 will be on the right-hand side in 1 mile.



Scan me!



Tract 1









COUNTY ROAD - S31
MILO, IOWA 50166

The quality runs deep on this 117.79 acres m/1 located just northeast of Milo, Iowa on County Highway S31. This tract has 107.21 FSA tillable acres with an 81.9 CSR2 rating. Sharpsburg and Macksburg are the predominant soil types and with some additional tile more of this farm could be put into production. The property has excellent access with highway frontage on the east side of the farm and would make a great place to build. This one speaks for itself.

FSA Cropland Acres: 107.21

Corn: 50.13 Base Acres with a PLC Yield of 151

Soybeans: 46.32 Base Acres with a PLC Yield of 45

Code	Soil Description	Acres	Percent	Legend	CSR2
370B	Sharpsburg silty clay loam	54.70	51.0%		91
368	Macksburg silty clay loam	24.70	23.0%		93
370C2	Sharpsburg silty clay loam	13.51	12.6%		80
Y69C2	Clearfield silty clay loam	4.91	4.6%		56
822D2	Lamoni silty clay loam	4.90	4.6%		10
222C2	Clarinda silty clay loam	2.91	2.7%		28
185E2	Bauer silt loam	1.40	1.3%		8
370D2	Sharpsburg silty clay loam	0.18	0.2%		54

WEIGHTED AVERAGE 81.9



Tract 2











MCKINLEY STREET & 240TH AVENUE
MILO, IOWA 50166

Tract 2 contains 93.03 acres m/1 and lies 0.75 miles off of S31 Hwy on the south side of McKinley Street. This tract has a little something for everyone with 77.95 FSA tillable acres, a large stocked pond, and road frontage on two sides. The tillable acres carry a CSR2 of 67.6 with primary soil types of Clearfield, Macksburg, and Winterset. The road access on two sides provides for several ideal building site locations with a two plus acre pond in your back yard.

FSA Cropland Acres: 77.95

Corn: 40.17 Base Acres with a PLC Yield of 151

Soybeans: 37.78 Base Acres with a PLC Yield of 45

Code	Soil Description	Acres	Percent	Legend	CSR2
Y69C2	Clearfield silty clay loam	25.60	32.8%		56
368B	Macksburg silty clay loam	19.85	25.5%		89
Y369	Winterset silty clay loam	8.45	10.8%		83
Y93D2	ShelbyAdair clay loams	4.91	4.6%		35
222C2	Clarinda silty clay loam	6.25	8.0%		28
370B	Sharpsburg silty clay loam	4.16	5.3%		91
368	Macksburg silty clay loam	3.47	4.5%		93
370D2	Sharpsburg silty clay loam	2.87	3.7%		80
Y69C	Clearfield silty clay loam	0.47	0.6%		59
Y24F2	Shelby clay loam	0.12	0.2%		20

WEIGHTED AVERAGE 67.6





12119 Stratford Dr, Suite B
Clive, IA 50325

LISTING#: 16354

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*Online Bidding
Available*

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 smart phone.

Auction

Seller: Cheryl Ann Kuhn

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: Tracts one and two 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 two tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 117.79 Acres M/L

Tract 2: 93.03 Acres M/L

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 Warren 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 Warren 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 before Monday, December 19th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. The closing firm will be Settle Up Iowa

Possession: Possession of the land will be given At Closing. Subject to tenant's rights

Farm Lease: The farmland will be open for the 2023 farming season.

Contract & Title: Immediately upon the 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. The 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. The 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.

Terms