

NOVEMBER 16TH, 2022 AT 10:00 AM

# Marion County, Iowa

FARMLAND AUCTION



LISTING #16400

## 255.64 Acres M/L

OFFERED IN THREE TRACTS

Matt Adams | 515.423.9235  
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# Wednesday, November 16th, 2022 at 10:00 AM

Marion County, Iowa Farmland Auction on Wednesday, November 16th, 2022 at 10:00 AM! Peoples Company is pleased to present 255.64 total acres m/l (offered in three tracts) located west of Knoxville, Iowa, and southeast of Pleasantville, Iowa. This farm is situated just minutes south of the paved four-lane Iowa Highway 5 and offers productive soil types for row crop production, prime recreational opportunities for outdoor enthusiasts, and multiple locations to build all home types in a secluded location. Just a short drive from Knoxville, Indianola, or the Des Moines metro area, this is a rare opportunity to purchase contiguous tracts of Marion County tillable ground and recreational land all in one!

The farmland will be offered as three individual tracts via the "Buyer's Choice" auction method through a live in-person auction as well as a virtual live online auction option. Online bidding will be available as well. The auction will take place at 10:00 AM at the Pleasantville Memorial Hall - 101 N. Jefferson Street Pleasantville, Iowa. With the "Buyers Choice" auction method the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion of the auction.

## Auction Terms and Condition

Pleasantville Memorial Hall | 101 N Jefferson Street | Pleasantville, IA 50225

**Online Bidding:** Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

**Auction Method:** All tracts 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 three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

**Tract 1:** 71.56 Acres M/L, 48.06 FSA cropland acres (CSR2 57.6)  
**Tract 2:** 80 Acres M/L, 53.03 FSA cropland acres (CSR2 68.9)  
**Tract 3:** 104.08 Acres M/L, 23.08 FSA cropland acres (CSR2 69.3)

**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 Marion 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 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 Peoples Company's Trust Account.

**Closing:** Closing will occur on or before Wednesday, December 28th, 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 available for the 2023 cropping season.

**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.






**71.56 Acres M/L**

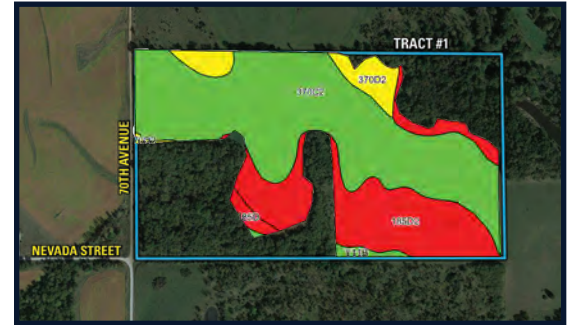
**TRACT ONE**

**Taxes \$1,474**

Tract 1 consists of 71.56 acres m/l containing 48.06 FSA cropland acres carrying a CSR2 rating of 57.6 and includes a conservation plan. The primary soil types include Sharpsburg silty clay loam and Bauer silt loam, known for their income-producing characteristics. The balance includes blocks of timber on the northeast and southwest corner of the property. With Hawk Run Creek located on the northeast corner of the farm, the whitetails on this farm naturally move from the east to the west. This works extremely well because it is situated between the tillable acres and their main bedding areas to the south. This hearty block of timber combined with the small secluded tillable acres in the northeast corner of the tract would pull deer from the north during shooting hours. Multiple areas within the field could be developed into food plots that would hold whitetails for an ideal ambush spot for the tactful bowhunter or gun hunter. Tract located within the southwest quarter of Section 7 in Knoxville Township, Marion County, Iowa.

**Tillable Soils Map**

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	29.17	60.7%		80
185D2	Bauer silt loam	14.25	29.7%		13
370D2	Sharpsburg silty clay loam	3.32	6.9%		54
185D	Bauer silt loam	0.72	1.5%		28
Y11B	Colo-Ely silty clay loam	0.60	1.2%		80
<b>Weighted Average:</b>					<b>57.6</b>








**80 Acres M/L**

**TRACT TWO**

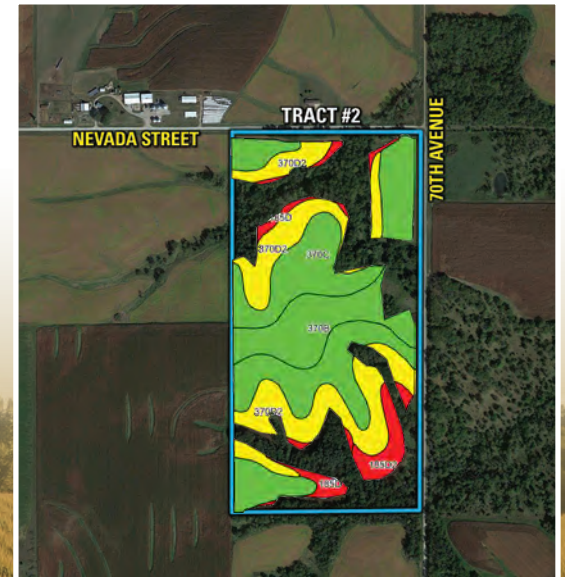
**Taxes \$1,934**

Tract 2 consists of 80 acres m/l containing 53.03 FSA cropland acres carrying a CSR2 rating of 68.9, which is above the Marion County, Iowa CSR2 average of 59.7, and includes a conservation plan. The primary soil type includes Sharpsburg silty clay loam, which is a very deep, moderately well-drained, and productive soil for row crop production in southern Iowa. If you are looking for a premier building site, then look no further! There are multiple locations across this tract to build suitable for nearly all home types and walkouts to build a dream home within a secluded location. Electricity is available through Mid American Energy and rural water service is available through Marion County Rural Water District with a 2" water line running along the west side of 70th Avenue and along the south side of Nevada Street.

**Tillable Soils Map**

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C	Sharpsburg silty clay loam	24.26	45.7%		81
307D2	Sharpsburg silty clay loam	15.64	29.5%		54
370B	Sharpsburg silty clay loam	8.20	15.5%		91
185D2	Bauer silt loam	2.53	4.8%		13
185D	Bauer silt loam	2.40	4.5%		28
<b>Weighted Average:</b>					<b>56.5</b>

There are three timber draws that divide the tract into four farmable fields for income-producing opportunities combined with prime opportunities for secluded food plots throughout this tract. Tract located within the northeast quarter of Section 13 in Franklin Township, Marion County, Iowa.



**Doug Bear | 515.745.3192**  
**Doug.Bear@PeoplesCompany.com**

**104.08 Acres M/L**





**TRACT THREE**

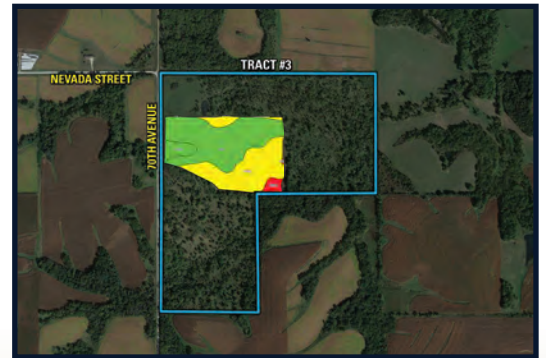
**Taxes \$1,908**

Tract 3 consists of 104.08 acres m/l containing 23.08 FSA cropland acres carrying a CSR2 rating of 69.3 and includes a conservation plan. The primary soil type includes Sharpsburg silty clay loam. The balance of the tract consists of heavily timbered draws and areas for secluded food plots combined with proximity to White Breast Creek directly to the east, creating several pinch points to hang tree stands throughout the property. This recreational tract contains ample food sources, mature blocks of hardwoods with flat and gradual draws, and plentiful water sources to support a strong population of southern Iowa deer, turkey, and pheasants. In the northwest corner of the tract, there is a small shallow pond and open grazing areas for livestock and wildlife. The timber located in the southwest corner of the property provides several available areas to create food plots near known bedding areas, while not sacrificing any of the current income-producing farmable acres on the tract.

This property is located within the northwest quarter of Section 18 in Knoxville Township, Marion County, Iowa. Don't miss out on this recreation tract located in the heart of southern Iowa's whitetail country that's within a short commute of the central Iowa area!

**Tillable Soils Map**

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C	Sharpsburg silty clay loam	12.28	53.2%		81
307D2	Sharpsburg silty clay loam	8.84	38.3%		54
370B	Sharpsburg silty clay loam	1.30	5.6%		91
185D2	Bauer silt loam	0.66	2.9%		13
<b>Weighted Average:</b>					<b>69.3</b>



12119 Stratford Drive, Suite B  
 Clive, IA 50325



Listing #16400



**For more information,  
 scan the QR Code  
 with your camera.**

# Marion County, Iowa

## FARMLAND AUCTION

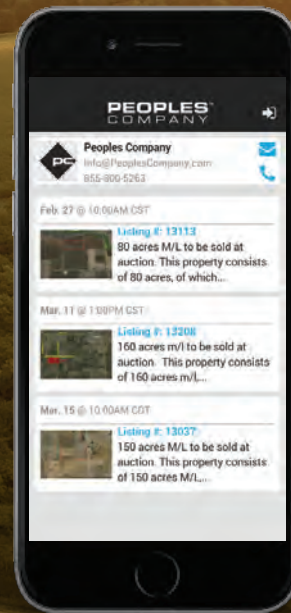
NOVEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	<b>16</b>	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**255.64**  
*Acres M/L*

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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 smartphone.

