

Lucas County

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HUNTER BROS

FARMLAND AUCTION - OCTOBER 25TH @ 10AM



Listing #16404

Adam Curran

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AUCTION LOCATION

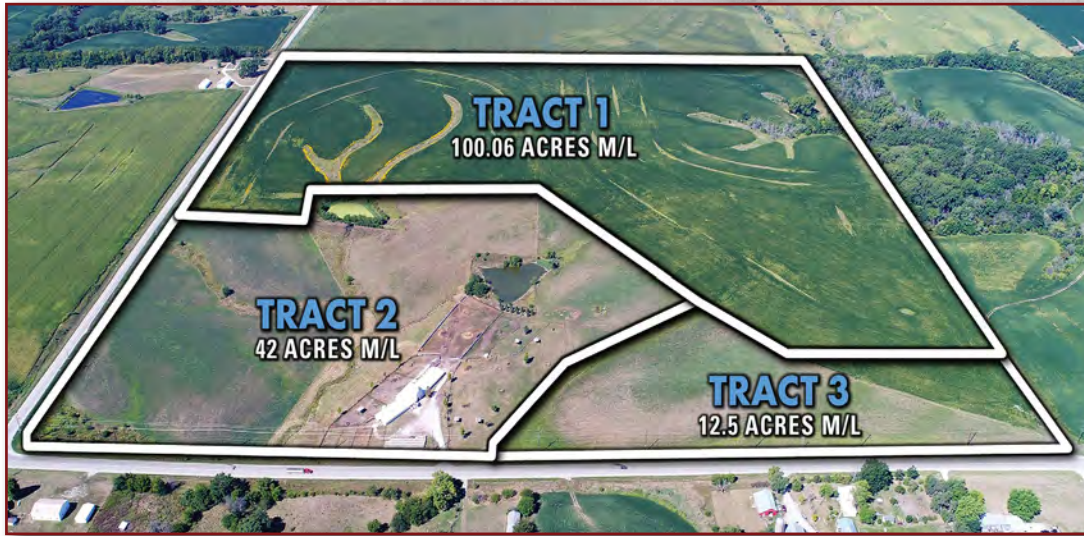
Carpenters Hall

1215 Court Ave | Chariton, IA 50049

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

Lucas County

154.56 ACRES M/L - OFFERED IN 3 TRACTS



DIRECTIONS

From the corner of Highway 14 & Highway 34 in Chariton: Take Highway 14 south 4 miles to 425th Street. The farm entrance for Tract 2 and Tract 3 are on the west side of Highway 14. For Tract 1, turn right and go west on 425th 0.25 miles. The farm entrance for Tract 1 is on the north side of 425th. Look for Peoples Company signs

Address to Property

43709 STATE HIGHWAY 14, CHARITON, IA 50049



TRACT 1



TRACT 2



TRACT 3

ONLINE BIDDING AVAILABLE

AUCTION LOCATION

Carpenters Hall

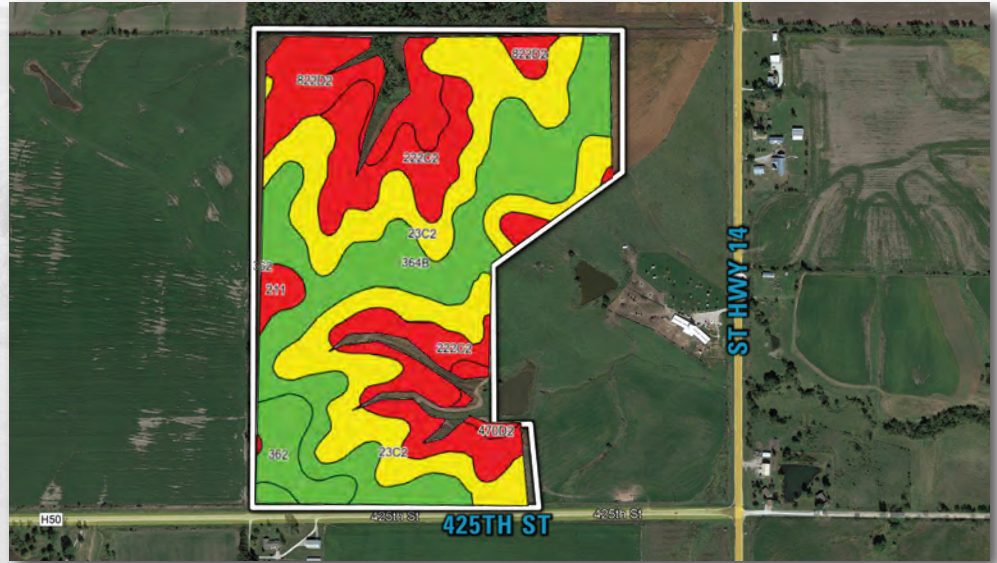
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TRACT 1 | 100.06 ACRES M/L

ABOUT THE FARM

Tract 1 totals 100.06 acres m/l and consists of approximately 91 FSA tillable acres currently in crop production carrying an estimated 52.5 CSR2 on the tillable soils. This high-quality tract is located on pavement just off of state highway 14. Primary soil types on the tillable acres include Arispe, Grundy, and Clarinda Silty Clay Loam. This nearly 91% tillable farm offers many possibilities as an add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. Tract 1 is located along the north side of 425th Street in Section 18 of Benton Township.



CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2
23C2	Arispe Silty Clay Loam	29.92	32.8%	62
364B	Grundy Silty Clay Loam	26.46	29.0%	72
222C2	Clarinda Silty Clay Loam	17.97	19.7%	28
822D2	Lamoni Silty Clay Loam	10.25	11.2%	10
362	Haig Silt Loam	4.13	4.5%	83
211	Edina Silty Loam	1.49	1.6%	41
470D2	Lamoni-Shelby Complex	0.99	1.1%	20

Weighted Average 52.5

EXECUTIVE SUMMARY

Peoples Company is pleased to present 154.56 acres m/l of Lucas county farmland to be offered at a live and online public auction. This property offers a great combination of highly productive tillable farmland, a large livestock building, outstanding building sites, pasture, and hay ground. The farm is located just four miles south of Chariton, Iowa on State Hwy 14. The location of this property lends itself to endless opportunities with access to pavement from all three tracts. The farm has been well maintained with numerous upgrades focused on soil health and conservation including tile and terraces and no-till practices. The large livestock building has been modified as needed to include steel pipe fencing and numerous automatic waters.

Without question, this Lucas county farm offers opportunities for both local operators as well as investors. The farm will be offered in three individual tracts ranging in size from 12.5 acres m/l to 100.06 acres m/l.

SELLER

Hunter Brothers and Chris & Ashlynn Rosa



These tracts will be offered via a Live Public Auction that will take place at 10:00 AM on Tuesday, October 25, 2022, at Carpenter's Hall located at 1215 Court Ave, Chariton, Iowa 50049. The land will be sold as three individual tracts on a price per acre basis. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.

TRACT 2 | 42 ACRES M/L

ABOUT THE FARM

Tract 2 offers 42 acres m/l conveniently located at the junction of State Hwy 14 and County Hwy H50/425th Ave. just 4 miles south of Chariton, Iowa. Situated in the heart of the highly sought-after Southern Iowa cattlemen's region, is this turn-key livestock facility that combines modern improvements with historic charm. The main building is over 200 feet long and 40 foot wide with an additional 60 x 18 lean to. The main barn offers the ability to feed indoors and water in each pen, a livestock handling area as well as a wash rack for working on show cattle. Each of the indoor pens are connected to outdoor lots with steel exterior pipe fencing. The building also offers an updated office and storage area. In addition to this outstanding building, tract 2 presents open pasture and tillable acres currently in hay production. This property has been updated with numerous automatic waters, shades, and steel pipe fencing throughout. In the past, this facility has been used to handle show cattle, calve cows, and summer grazing of cow/calf pairs. With the combination of location, facilities, grazing, and feed production this is truly a chance to enhance any operation.



AUCTION TERMS & CONDITIONS

LUCAS COUNTY LAND AUCTION | 154.56 ACRE M/L
Offered in 3 Tracts | Tuesday, October 25, 2022, 10:00 AM

AUCTION LOCATION: CARPENTERS HALL
1215 Court Ave | Chariton, IA 50049

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: The 154.56 acre m/l will be offered via Public Auction and will take place at 10:00 AM on Tuesday, October 25, 2022. Tract 1, Tract 2, and Tract 3 will be offered separately and will not be combined at any point during the auction. All 3 tracts will be sold on a price per acre basis to the High Bidder. Tracts will not be offered in their entirety or combined at the conclusion of the auction. 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. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of the auction. Peoples Company and its representatives are agents of the Sellers. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Lucas 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 Lucas 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 check or wire transfer. All funds will be held in the Goldsmith Law Trust Account.

CLOSING: Closing will occur on or before Friday, December 9, 2022. The closing attorney will be Goldsmith Law. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate

TRACT 3 / 12.5 ACRES M/L

ABOUT THE FARM

Tract 3 offers 12.5 acres m/l subject to final survey. Located along Highway 14 just 3.5 miles south of Chariton, IA this tract offers a prime location for your dream acreage home setting with views of the Southern Iowa countryside in addition to having highway access. Take advantage of this rare opportunity to own a sizable Lucas County acreage building site! Electric is provided by Clarke Electric. Rural Water is provided by Rathbun Rural Water. Both of these utilities are located at the road. All information was obtained from the seller and public records.



Sale and Purchase Agreement, time is of the essence.

CLOSING ATTORNEY: Closing will be overseen by Goldsmith Law Office

POSSESSION: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The current farm lease has been terminated and the farm will be "open" for the 2023 crop year. Contact Agent for details.

SURVEY: A survey will be completed on Tracts 1, 2, and 3 prior to closing.

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. No new fences to divide any of the tracts will be installed by the Sellers. All current and any future fences and fence lines shall be governed by the Lucas County and State of Iowa fence lines rules and regulations. Existing fence lines may not fall directly on the legal boundary.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Goldsmith Law the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing. All financial arrangements are to have been made prior to bidding 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, 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.



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154.56 ACRES M/L - OFFERED IN THREE TRACTS