

LAND AUCTION | TUESDAY, NOVEMBER 1ST

# SCOTT IOWA COUNTY



# 78

**ACRES**  
**M/L**

**ALAN MCNEIL**

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## AUCTION LOCATION

Blue Grass Community Hall,  
232 East Orphed Street, Blue Grass, IA 52726





# PROPERTY INFO

This is a rare opportunity to own a high-quality Scott County, Iowa, farm! Mark your calendars for the public auction at the Blue Grass Community Hall in Blue Grass, Iowa, on Tuesday, November 1st, 2022 at 10:00 AM! Peoples Company is honored to offer 78 total acres m/l (to be surveyed) on the Western City Limits of Davenport Iowa. The farmland consists of 73.91 FSA cropland acres carrying a CSR2 value of 80.9, above the county average of 72.4!

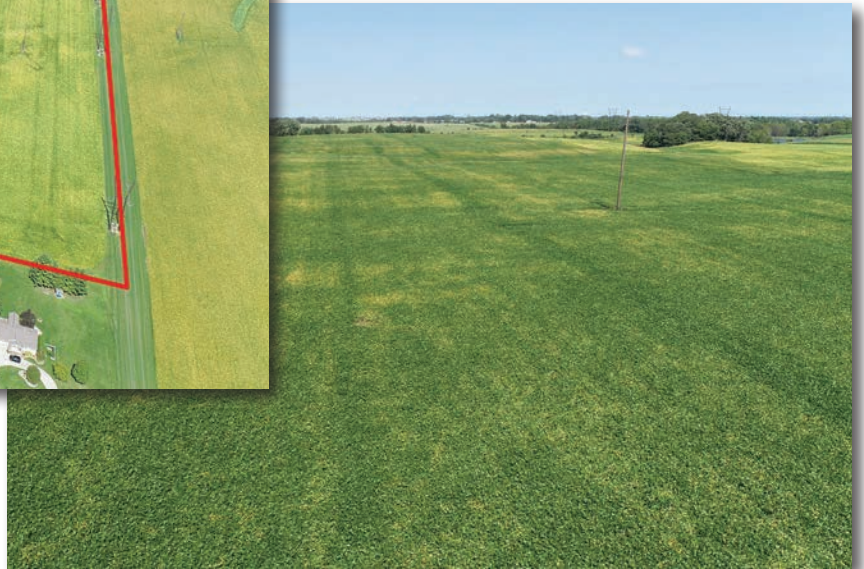
The actual estimated tillable is 74.5, the farm has not been reconstituted since the removal of old buildings and grain bins. The primary soil types include the highly-productive Downs silt loam and Atterberry silt loam. The farm lease has been terminated and it is open for the 2023 row crop season.



This highly tillable farmland tract is located within the Northwest 1/4 of Section 35 in Blue Grass Township, Scott County, Iowa, along paved 145th Street. The farmland will be offered via public auction as an individual tract on Tuesday, November 1st, 2022. The auction will take place at 10:00 AM at the Blue Grass Community Hall, 232 East Orphed Street, Blue Grass, IA 52726. This auction can also be viewed through a virtual online auction option with online bidding available as well.



## LISTING #16433



***For more information visit***  
**PEOPLESCOMPANY.COM**

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Orphed Street, Blue Grass, IA 52726



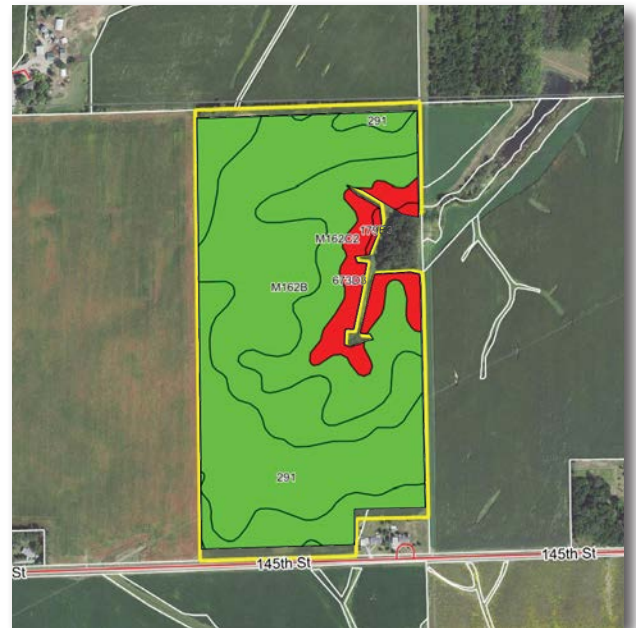
# TILLABLE SOILS

## Tillable Soils Map

| Code             | Soil Description     | Acres | % of Field | Legend                                                                            | CSR2 |
|------------------|----------------------|-------|------------|-----------------------------------------------------------------------------------|------|
| M162B            | Downs silt loamc     | 31.92 | 42.8%      |  | 90   |
| 291              | Atterberry silt loam | 18.50 | 24.8%      |  | 85   |
| M162C2           | Downs silt loam      | 17.67 | 23.7%      |  | 82   |
| 673D3            | Timula silt loam     | 5.97  | 8.0%       |  | 20   |
| 179E3            | Gara clay loam       | 0.44  | 0.6%       |  | 28   |
| Weighted Average |                      |       |            |                                                                                   | 80.9 |

## Directions

Going east out of Blue Grass on 145th St., travel 2.5 miles, the farm will be on the North side of the road, Watch for signs.

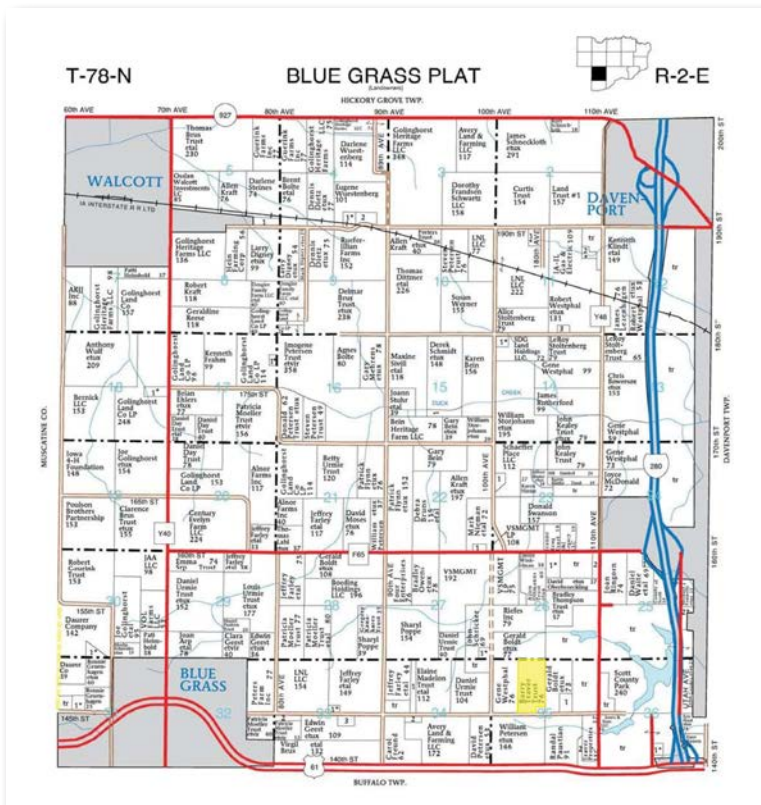


## Farm Details

DCP Cropland Acres: 73.91  
 Corn Base: 56.4 Acres with PLC Yield of 167  
 Soybean Base: 16.8 Acres with PLC Yield of 54



Scan the QR Code  
 to view listing  
 #16433 online



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



| NOVEMBER |     |     |     |     |     |     |
|----------|-----|-----|-----|-----|-----|-----|
| Sun      | Mon | Tue | Wed | Thu | Fri | Sat |
|          |     | 1   | 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  |     |     |     |



12119 Stratford Drive, Suite B  
Clive, IA 50325



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## AUCTION TERMS AND CONDITIONS

### SCOTT COUNTY LAND AUCTION

78 Acres M/L

Tuesday, Nov 1st at 10:00 AM

### AUCTION LOCATION

Blue Grass Community Hall, 232 East

Orphed Street, Blue Grass, IA 52726

**Auction Method:** The Traver farm will be offered via Public Auction and will take place at 10:00 AM on 11-1-2022. The farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder. 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.

**Farm Program Information:** Farm Program Information is provided by the Scott 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 Scott 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 a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

**Closing:** Closing will occur on or before January 15, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

**Closing Attorney:** Closing will be overseen by Atty. Daniel Condon.

**Possession:** Possession of the farm will be given at closing, Subject to Tenant's rights.

**Farm Lease:** The farm is leased for the 2022 cropping season. Open for the 2023 crop year.

**Easement:** There is a powerline easement that runs through a portion of the property.

**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.

**Contract & Title:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Traver the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

**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 the figures stated within the marketing material. The 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 the Abstract.