

*Iowa*  
**FAYETTE**  
**COUNTY**  
*Farmland Auction*

**218**  
*Acres*  
*M/L*

**NOVEMBER 15, 2022 | 1:00 PM**

**AUCTION LOCATION**

Arlington Community Event Center  
853 Main St., Arlington, IA 50606

Peoples Company is honored to represent the Muralt Family Farms LLC in this "Buyers Choice" Auction of 218 acres m/l (to be surveyed) near Arlington, Iowa. Three tracts will be offered to present a unique opportunity for you to assemble high-quality farmland located in a tightly held area of Fayette County, Iowa. These tracts range in size from 45 acres m/l to 95.5 acres m/l (all tracts to be surveyed), carrying 83.8 to 87.8 CSR2.

The way this farm is subdivided offers something for everyone, including the smaller, and medium tract buyers. Create the best combination of tracts that offers the optimum purchase for your operation. This is a rare opportunity to assemble good quality tillable ground and building site locations that best fit your needs and at your price.

These tracts will be offered via a live Public Auction that will take place at 1:00 PM on Tuesday, November 15, 2022, at the Arlington Community Event Center located at 853 Main Street in Arlington, Iowa. The land will be sold as three individual tracts using the "Buyer's Choice" auction method on a price per acre basis, and 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. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.

**TRACT 1**



**TRACT 2**



**TRACT 3**



**ALL ACRES TO BE SURVEYED**

**Tract 1: 45 Acres M/L**

**Tract 2: 82.5 Acres M/L**

**Tract 3: 95.5 Acres M/L**

**ALAN MCNEIL** Agent  
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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			

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12119 Stratford Drive  
Clive, IA 50325

f t i in y

PeoplesCompany.com  
Listing #16442

## AUCTION LOCATION

Arlington Community Event Center  
853 Main St., Arlington, IA 50606

Iowa

# FAYETTE COUNTY

## Auction Terms & Conditions

**Auction Method:** The Muralt Family Farms LLC 218 acres will be offered via Public Auction and will take place at 1:00 PM on November 15, 2022. All farmland 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, one or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety 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. 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 Fayette 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 Fayette 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 Trust Account.

**Closing:** Closing will occur on or before December 30, 2022, on all Tracts. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

**Closing Attorney:** Closing will be overseen by TBD

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

**Farm Lease:** The farm is open for the 2023 crop year.

**Easement:** There is a pipeline easement that runs diagonally 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 Peoples Company Trust Account 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 the 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.