

Jasper County

FARMLAND AUCTION

146.78
ACRES M/L

Baxter Community Building
203 S Main Street
Baxter, IA 50028

Listing #16358
 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Kenny Herring
515.783.8718

Kolt Kiburz
515.468.5035

Jasper County

FARMLAND AUCTION

Peoples Company is pleased to present a high-quality farm located just outside of Baxter, Iowa. The farm consists of 146.78 acres and will be sold at public auction at 10:00 A.M. on Thursday, January 19th, at the Baxter Community Center in Baxter, Iowa.

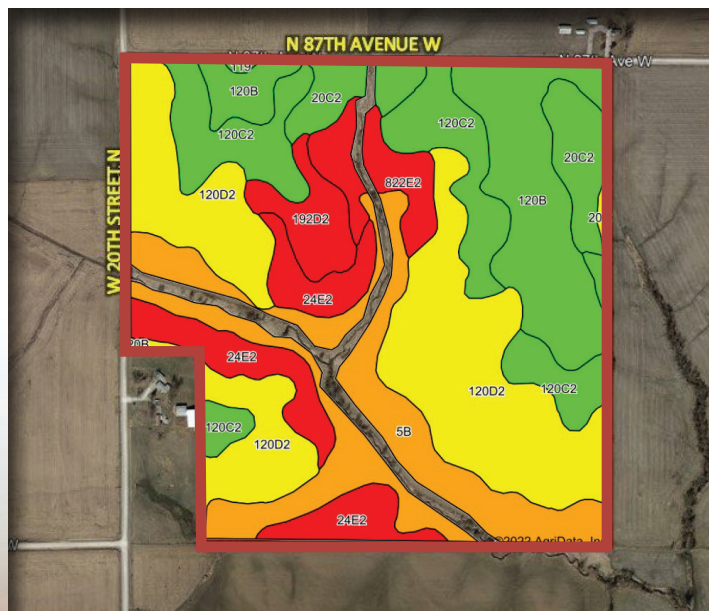
The property is highly tillable with 142.79 acres currently in production carrying a CSR2 of 67.4. The primary soil types on the farm consist of Tama Silty Clay Loam and Ackmore-Colo complex. The tillable acres are currently rented out for the 2023 cropping season. This tract has

a proven PLC yield for both corn and soybeans and will be a producer for many more years to come. The farm has great access with N 87th Avenue W bordering the north side of the property and W 20th Street N bordering the property to the west. The property is located in Section 21 of Malaka Township in Jasper County, Iowa.

The land auction can also be viewed through our Virtual Online Auction platform with online bidding, via the Peoples Company website or you can follow along live through our Facebook page on the day of the sale.

Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
120D2	Tama silty clay loam	42.83	30.0%		62
5B	Ackmore-Colo complex	24.78	17.4%		77
120C2	Tama silty clay loam	20.79	14.6%		87
120B	Tama silty clay loam	20.00	14.0%		95
24E2	Shelby loam	13.68	9.6%		37
20C2	Killduff silty clay loam	8.95	6.3%		81
822E2	Lamoni silty clay loam	6.23	4.4%		5
19202	Adair clay loam	4.90	3.4%		10
20D2	Killduff silty clay loam	0.43	0.3%		55
119	Muscatine silty clay loam	0.20	0.1%		100
Weighted Avg					67.4



Contact

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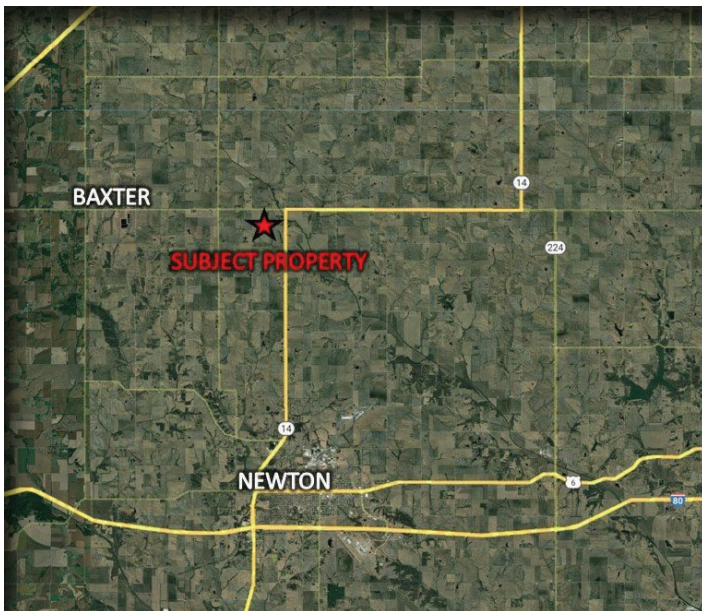


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Directions

From Baxter, Iowa: Travel east out of town on County Highway F17 W for approximately 3.5 miles to W 20th Street N. Turn south (right) onto W 20th Street N and continue south for half a mile. The property will be to the east (left) on the south side of N 87th Avenue W. Look for Peoples Company signs.

From Newton, Iowa: Travel North on State Highway 14 for approximately 6 miles to N 87th Avenue W. Head west on N 87th Avenue W for half a mile, and the property will be to the south (left). Look for Peoples Company signs.



Terms & Conditions

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 a 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 property will be offered as one individual tract. All bids will be on a price-per-acre basis.

Farm Program Information: Farm Program Information is provided by the Jasper 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 Jasper 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 about Tuesday, February 28th, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the farm will be given subject to the tenant's rights.

Farm Lease: The farm is currently leased for the upcoming 2023 cropping season and the Buyer will receive the full 2023 cash rent payment.

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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid 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 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 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 the abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16538

Jasper County

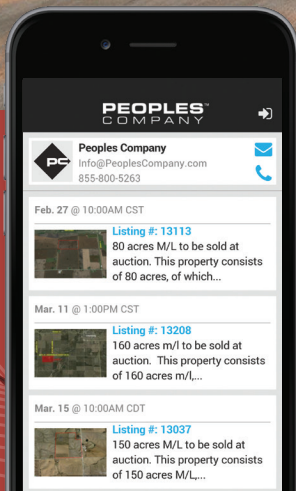
FARMLAND AUCTION

JANUARY

S	M	T	W	T	F	S
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	31				

146.78
ACRES M/L

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Baxter, IA 50028 at 10:00 AM



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.

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