



FREDERICK H. BROWN
FAMILY TRUST

WAYNE COUNTY

IOWA LAND AUCTION

Timber Road, Russell, Iowa 50238 | Listing #16539

120 Acres M/L

FEBRUARY

10
Friday

Auction Details:

Friday, February 10th, 2023
at 10:00 AM

Auction Location:

Wayne County Fair Event Center
800 2nd Avenue
Corydon, Iowa 50060



MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS



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DESCRIPTION:

Wayne County, Iowa Land Auction – Mark your calendar for Friday, February 10th, 2023 at 10:00 AM! Peoples Company is pleased to be representing the Frederick H. Brown Family Trust in the sale of 120 total acres m/l located approximately six miles northeast of Millerton, Iowa, and approximately three miles directly west of Confidence, Iowa. The southern Iowa farm consists of a total of 101.22 FSA tillable acres with a CSR2 soil rating of 45.7, and includes a no-till conservation plan with a corn/soybean rotation. Primary soil types include Seymour silt loam, Seymour silty clay loam, and Edina silt loam. Currently, there are 94.04 acres being farmed. The balance includes wooded timber draws and a small pond on the northern end of the farm, which may provide additional recreational opportunities.

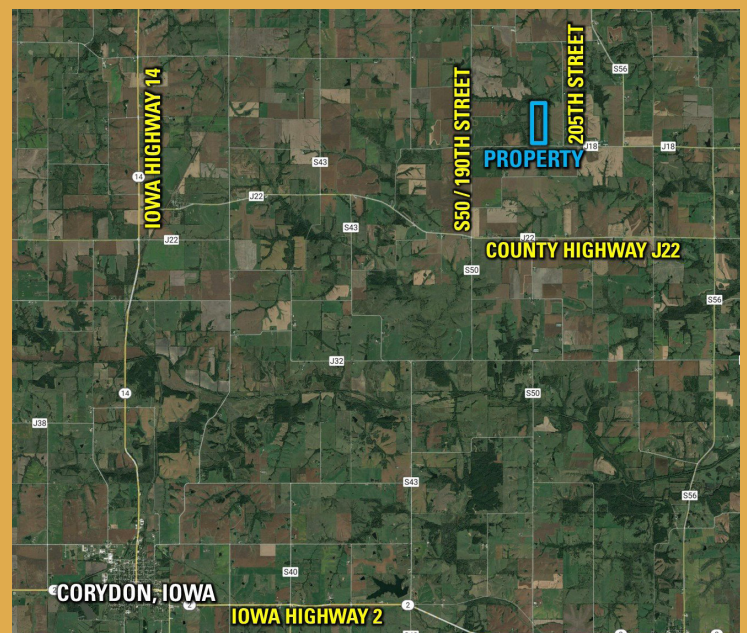
The tract also includes a 45' x 72' (3,240 sq. ft.) Quonset shed, built in 1997, located on the southern portion of the farm. The farm is located on the north side of Timber Road in Sections 8 and 17 of Wright Township, Wayne County, Iowa.

This farm would make for a great add-on to an existing farming operation or investment opportunity for a Buyer looking to diversify their portfolio. The single tract will be offered on a price per acre basis via Public Auction and will take place on February 10th, 2023 at 10:00 AM at the Wayne County Fair Event Center in Corydon, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

DIRECTIONS:

From Corydon, Iowa: Travel north out of town on Iowa Highway 14 for approximately 6 miles to County Highway J22. Turn right (east) and continue for approximately 5.50 miles to S50/190th Street and turn left (north). Continue for 1.50 miles to Timber Road and turn right (east) and continue for 1 mile and the farm will be on the north side of the road. Look for the Peoples Company sign.

From Chariton, Iowa: Travel south out of town on Iowa Highway 14 for approximately 11 miles to County Highway J22. Turn left (east) and continue for approximately 5.50 miles to S50/190th Street and turn left (north). Continue for 1.50 miles to Timber Road and turn right (east) and continue for 1 mile and the farm will be on the north side of the road. Look for the Peoples Company sign.





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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 tract will be offered via Public Auction and will take place at 10:00 AM at the Wayne County Fair Event Center in Corydon, Iowa. The farmland tract will be sold on a per acre basis through a traditional auction method. 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 Wayne 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 Wayne 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 Friday, March 24th, 2023. 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.

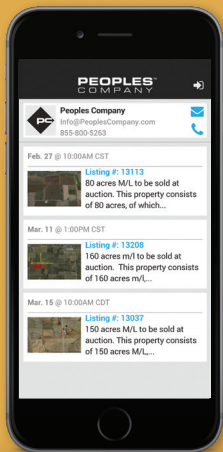
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16539



Not able to make it to the live auction but still want to bid? No problem!

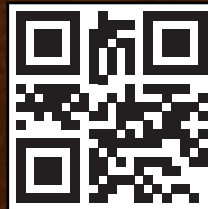
Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



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SCAN THE QR
CODE FOR MORE
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