

Listing #16556

90.90

CSR2

Tama County
Farmland Auction

73.43

acres m/l

Jan. 24, 2023 | 10 AM

ADAM CURRAN | 641.203.2931 | Adam@PeoplesCompany.com
KENNY HERRING | 515.783.8718 | Kenny@PeoplesCompany.com

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Terms & Conditions

Online Bidding: Register to bid at <http://peoplescompany.bidwangler.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 Dysart City Community Building in Dysart, 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 Tama 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 Tama 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 Wednesday, March 1st, 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 open 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.

Surveys: No additional surveying or staking will be provided by the Seller.

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 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.

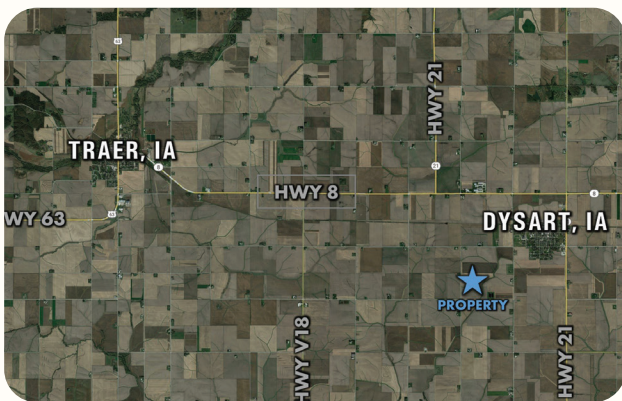
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Peoples Company is pleased to present the Ruth E. Smith Estate & Trust in the sale of 73.43 acres m/l of highly productive tillable farmland. The auction will take place on Tuesday, January 24th, 2023 at 10:00 A.M. at the Dysart Community Center in Dysart, Iowa. This tract of land is located Southwest of Dysart in Section 3 of Clark Township in Tama County, Iowa. This highly tillable property consists of approximately 71.78 farmland acres with a weighted average CSR2 of 90.90. Soil Types include Dinsdale silty

clay loam, Colo-Ely Complex, and Tama silty clay loam with slopes from 0 to 9 percent. The land is excellent in quality with very few waste acres and is located within minutes of the local Co-op. The current farm lease has been terminated and will be available to the buyer(s) for the 2023 farm year. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



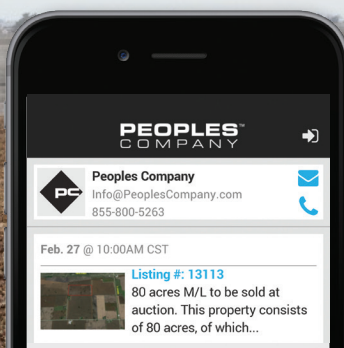
Directions

From Dysart, Iowa: Take 190th Street West for one mile. Turn left and go South on "W" Avenue. The property is on the East side of "W" Avenue one half mile South of 190th Street. Look for Peoples Company signs.



Tillable Soils Maps

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
377B	Dinsdale silty clay loam	35.41	49.3%		94
11B	ColoEly complex	14.45	20.1%		86
377C	Dinsdale silty clay loam	10.75	15.0%		90
120B	Tama silty clay loam	6.21	8.7%		95
133	Colo silty clay loam	4.59	6.4%		78
88	Nevin silty clay loam	0.37	0.5%		95
Weighted Avg					90.90



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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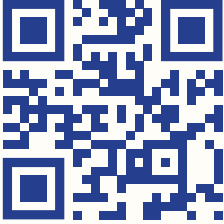


12119 Stratford Drive
Clive, IA 50325



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SCAN FOR
MORE INFO



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