

Absolute Farmland Auction

BUTLER COUNTY, IOWA

293.88 ACRES M/L

WEDNESDAY, MARCH 1ST, 2023 AT 10:00 AM

FRANKLIN COUNTY CONVENTION CENTER
1008 Central Ave W | Hampton, Iowa 50441

Chase Duesenberg 641.529.0562
Chase@PeoplesCompany.com

Steve Bruere 515.222.1347
Steve@PeoplesCompany.com

LISTING #16628





FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM

Peoples Company is pleased to present 293.88 acres m/l of Butler County farmland located north of Dumont, Iowa. The farmland will be sold with 'No-Reserve' to the highest bidder at a live public auction on Wednesday, March 1st, 2023 at 10:00 AM at the Franklin County Convention Center.

The farm consists of 277.01 FSA cropland acres carrying a CSR2 of 58.3. The primary soil types on this farm include Marshan Clay Loam and Lawler Loam with the farmland acres being designated as NHEL (Non-Highly Erodible Land). Private drainage tile has been installed on the tract along with a lift station - 5 HP, 6" discharge Variable Frequency Drive (VFD) pump operated on a float system. This VFD allows the pump to be self-sufficient and reduce energy usage. These improvements have allowed this tract to produce quality yields over the years.

The tract has great access on paved Clay Avenue with several competing grain marketing options located nearby. The farm is leased for the 2023 crop season and the winning bidder will receive 100% of the cash rent payment (Contact Agent for Details). The property is located in Section 16 of Pittsford Township in Butler 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.

Directions: From Dumont, Iowa: Travel north out of town on Clay Avenue for 2 miles and the property will be on the left (west) side of the road marked with a Peoples Company sign.



Terms and 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 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 farmland will be sold as one individual tract on a price-per-acre basis to the High Bidder.

Farm Program Information: Farm Program Information is provided by

the Butler 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 Butler County FSA and NRCS offices.

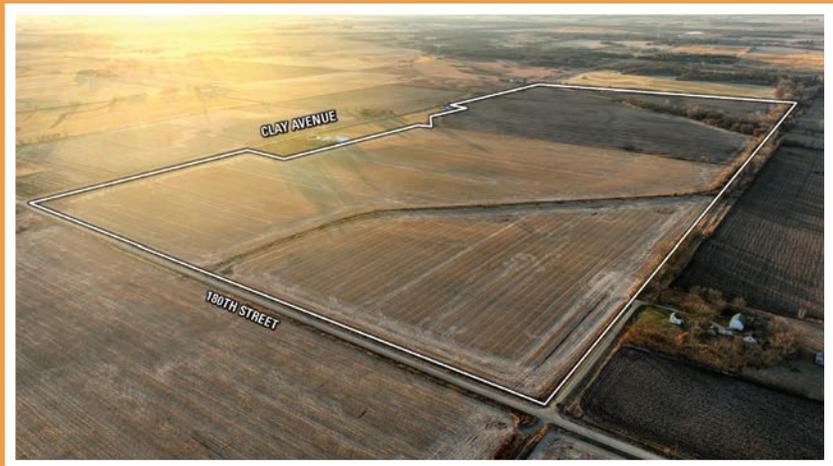
Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in SettleUP Trust Account.

Closing: Closing will occur on or before Tuesday, March 28th, 2023. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

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

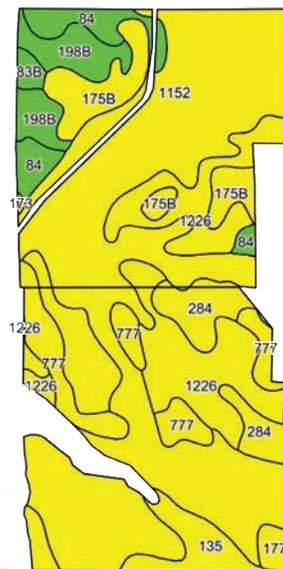
Crop Yields

Year	Corn	Soybeans
2017	197	-
2018	202	51
2019	208	51
2020	133	42
2021	135	78
2022	210	72
Average Yield History	181	59



Tillable soils map

Code	Soil Description	Acres	% of Field	Legend	CSR2
1152	Marshan clay loam	138.41	50.0%		54
1226	Lawler loam	50.69	18.3%		59
777	Wapsie loam	18.32	6.6%		51
175B	Dickinson fine sandy loam	16.14	5.8%		50
284	Flagler sandy loam	13.23	4.8%		56
198B	Floyd loam	12.49	4.5%		89
135	Coland clay loam	11.38	4.1%		65
84	Clyde silty clay loam	11.29	4.1%		88
177	Saude loam	2.77	1.0%		60
83B	Kenyon loam	1.83	0.7%		90
173	Hoopeston fine sandy loam	0.23	0.1%		59



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Farm Lease: The farm is leased for the 2023 crop season. Contact Agent for details.

Contract and Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with SettleUP 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 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.

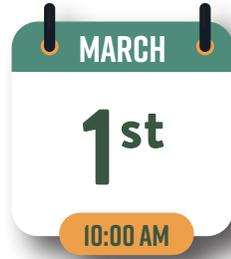
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her own investigation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



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Clive, IA 50325
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