

BIDDING ENDS: FRIDAY, APRIL 14TH AT 3:00 PM

BIDDING IS CURRENTLY LIVE!

GUTHRIE COUNTY, IOWA **ONLINE ONLY AUCTION**



80
ACRES M/L

LISTING #16666

MATT ADAMS 515.423.9235
MATT@PEOPLESCOMPANY.COM

 **PEOPLES**[™]
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



80 ACRES M/L

ABOUT THE FARM

Guthrie County, Iowa Online Only Auction – Mark your calendar for Friday, April 14th, 2023! Peoples Company is pleased to represent the Delorous E. Cavender Estate in the sale of 80 acres m/l situated between Guthrie Center, Iowa, and Audubon, Iowa. Located in a strong farming community, the farmland tract includes 77.73 FSA tillable acres with 68.46 acres currently being farmed and the balance in well-maintained waterways. The average CSR2 soil rating on the current cropland acres is 57.7. The farm lease has been terminated and is available for the 2023 cropping season. Early possession of the crop ground is available. Contact Agent for details.

This farm has a history of high-level stewardship through maintenance and historical improvements. Cost share records from the early 2000's show a plan to install approximately 9,500 linear feet of drainage tile and waterways to be established. The drainage tile outlets water to the east side of the farm near the road. Maps showing the exact location

of all drainage tiles are not available and Buyer should make their own investigation of the actual location. Additional improvements were completed on the farm between the years of 2005 and 2006 where several trees were removed in the main east/west waterway.

The farm has a great location 2.5 miles from paved road Hwy 44 with several competing grain markets including grain elevators, livestock producers, and three available ethanol plants. This farmland tract would make for an outstanding add-on unit to an existing farm operation, a beginning farmer purchase, or an investor looking to diversify their portfolio from the volatility in other asset classes.

The farmland tract will be offered through a TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Friday, April 14th, 2023 at 3:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the listing Agent..

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ONLINE ONLY AUCTION**

CHERRY AVENUE, GUTHRIE CENTER

AUCTION TERMS & CONDITIONS

Delorous E. Cavender Estate

Guthrie County, Iowa Online Only Auction | Bidding ends: Friday, April 14th, 2023 at 3:00 PM

Online Bidding: Register to bid at 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.

Offering Guthrie County, Iowa farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Friday, April 14th, 2023 at 3:00 PM Central Time Zone (CST) with closing taking place on or before Wednesday, May 31st, 2023. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in Peoples Company's Trust Account. Upon earnest money payment, early possession of

the property will be given for the 2023 cropping season.

Closing: Closing will occur on or about Wednesday, May 31st, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.


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.

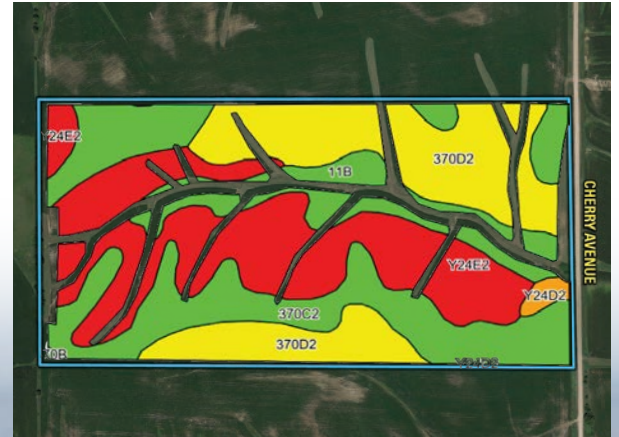
Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics 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.

Current Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
Y24E2	Shelby clay loam	22.25	32.5%		35
370D2	Sharpsburg silty clay loam	20.08	29.3%		80
370C2	Sharpsburg silty clay loam	19.45	28.4%		54
11B	Colo-Judson silty clay loams	5.98	8.7%		80
Y24D2	Shelby clay loam	0.70	1.0%		49
Weighted Average					57.7



SCAN THE QR CODE TO VIEW LISTING
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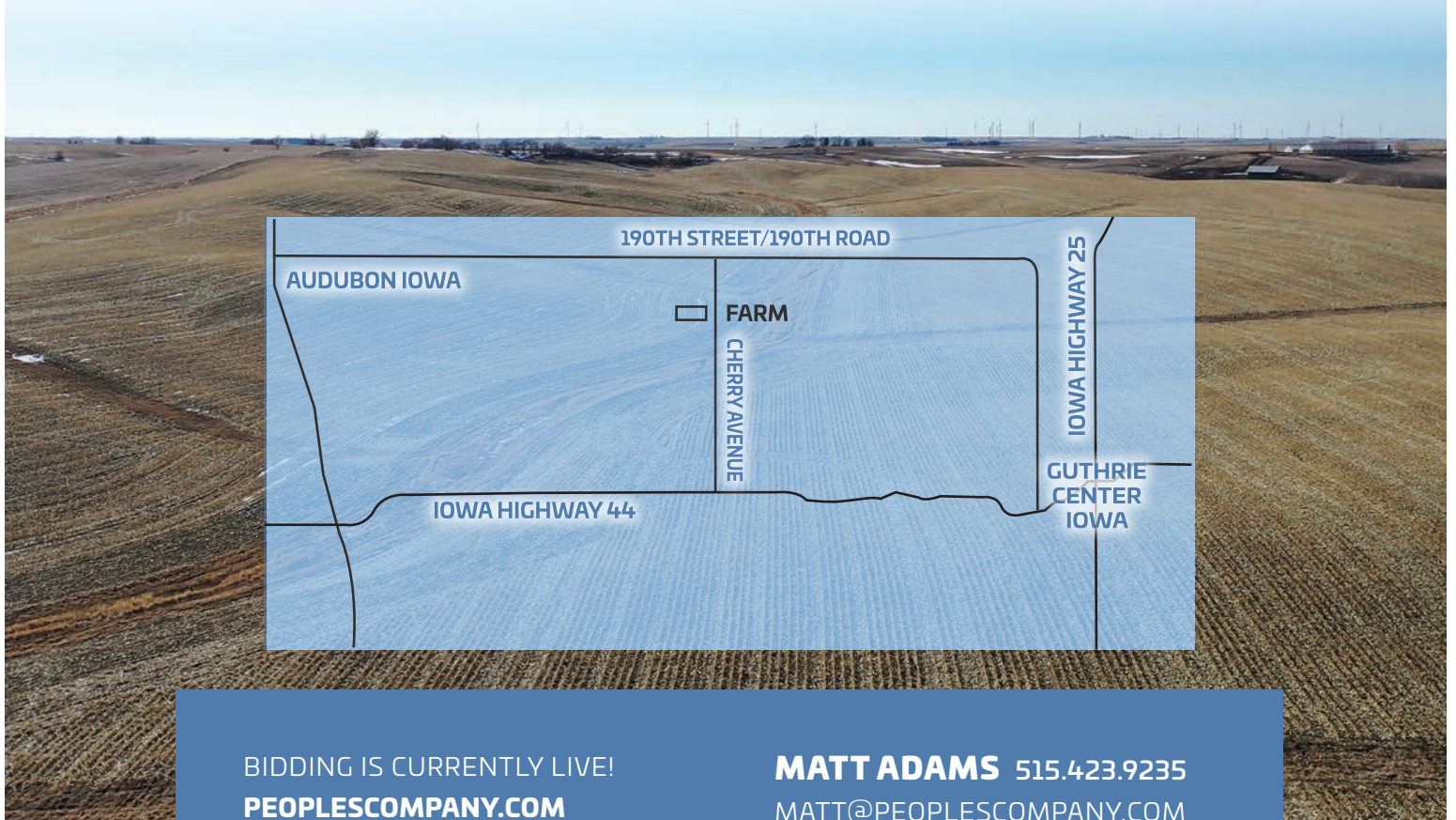


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