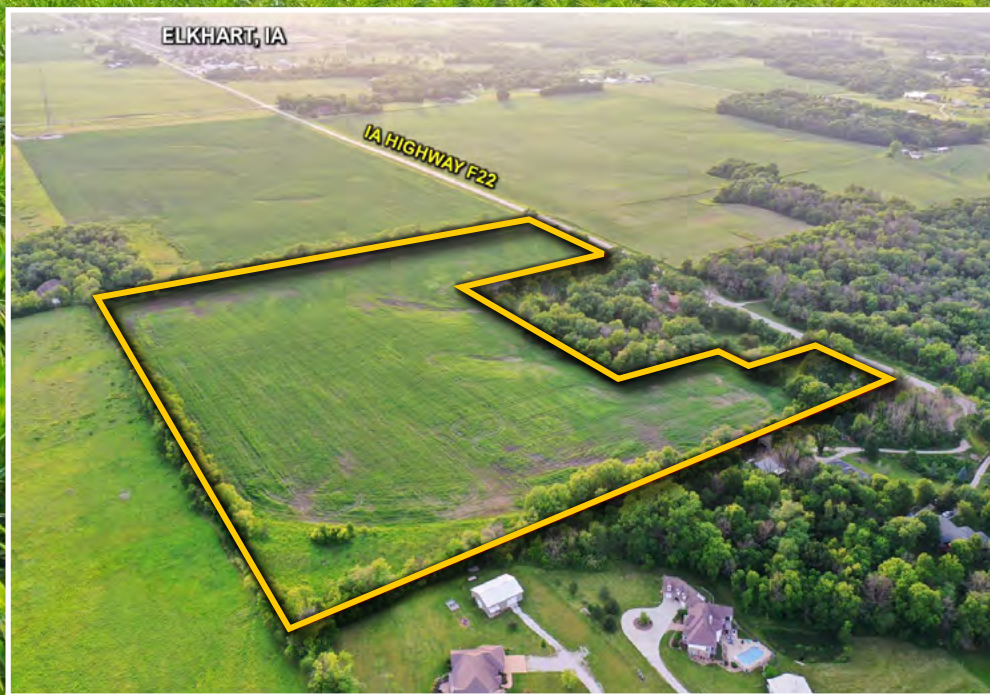


POLK COUNTY, IOWA ONLINE ONLY AUCTION

LISTING #16925 | 6197 NE 126TH Ave, Elkhart, IA 50073

31.21 ACRES M/L

BIDDING IS CURRENTLY LIVE AND WILL REMAIN OPEN UNTIL
THURSDAY, AUGUST 3RD, 2023 AT 5:00 PM CENTRAL TIME ZONE (CST).



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Polk County, Iowa Online Only Auction – Mark your calendar for Thursday, August 3rd, 2023! Have you been searching for a perfect building site or high-quality farmland tract? Peoples Company is pleased to present 31.21 acres m/l located in Polk County, IA just east of Elkhart. Located 15 minutes from Ankeny, 25 minutes from downtown Des Moines & 30 minutes from Ames, IA, this property is sitting arguably in one of the most sought-after locations in Iowa.

The farm consists of 29.96 FSA cropland acres carrying a CSR2 rating of 87.9, compared to the average Polk County CSR2 rating of 70.7. This farm is in the top echelon of Polk County. The farmland is leased for the 2023 crop season. Sitting on the Northeast end of the property along Highway F22 is a 1 story home originally built in 1898 consisting of 1,072 SF. With mature trees and a large open yard, this would make an excellent location on pavement for a new home. Des Moines Water Works has rural water service on the property along NE 126th Avenue. The property is located in Section 35 of Elkhart Township Polk County, Iowa. 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.

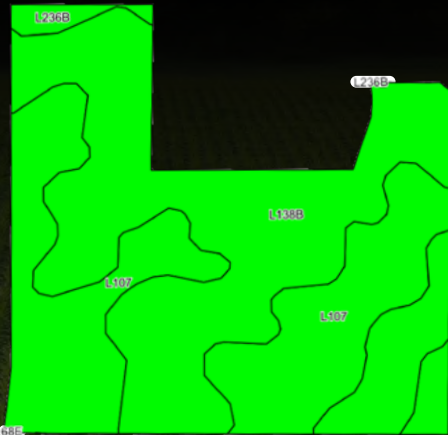
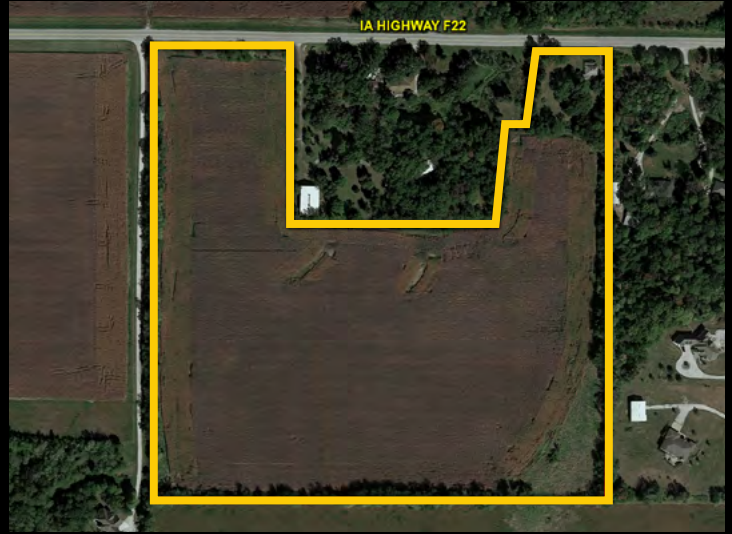
Dwellings will be sold “As Is, Where Is.” The buyer will be responsible for the cost of any improvement, replacement, or repairs to the current septic/wastewater treatment system. The buyer will be required to sign a binding agreement with Polk County at Closing as part of the “Time of Transfer” requirement with the Ground Water Hazard Statement. This is an acknowledgment by the Buyer to either vacate/demolish or improve/update the current septic system per Iowa Law. Contact Agent for further details.

The property will be offered through a TIMED ONLINE ONLY auction. Bidding is currently LIVE and will remain open until Thursday, August 3rd, 2023 at 5:00 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.

Sellers provide notice to anyone entering buildings that caution should be used and enter at their own risk. Sellers, the seller’s agent, and representatives will have no liability for any injuries.

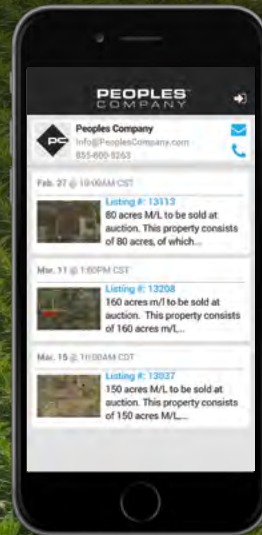


Directions: From Elkhart, IA travel east out of town on Highway F22 / NE 126th Ave for approximately 1.50 miles. The property will be located on the south side of the Highway. Look for signs.



Tillable Soils Map

Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2*
L138B	Clarion loam	16.89	56.4%	●	88
L107	Webster clay loam	12.52	41.8%	●	88
L236B	Lester loam	0.55	1.8%	●	85
Weighted Average					87.9



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
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PeoplesCompany.com
Listing #16925



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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POLK COUNTY, IOWA ONLINE ONLY AUCTION

AUCTION DETAILS

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid?

Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

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

Auction Method: The property will be offered as one tract. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the 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.

Farm Program Information: Farm Program Information is provided by the Polk 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 Polk 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 Holden & Steggall Law Firm's Trust Account.

Closing: Closing will occur on or about Wednesday, September 13th, 2020. 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.

Farm Lease: The current farm lease is leased for the 2023 cropping season. The farm lease will be open for the 2024 cropping season.

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 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. 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 Auction Company.

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 investigation of the property before bidding during 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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