

**NAVEN FAMILY
FARMS**

**PC PEOPLES™
COMPANY**
INTEGRATED LAND SOLUTIONS
Listing #16992

**ADAMS & TAYLOR COUNTY, IOWA
FARMLAND AUCTION
OFFERED IN 3 TRACTS**

Thursday, September 21, 2023 at 10:00 AM
Corning Community Center
601 6th Street | Corning, Iowa 50841

Adam Curran | 641.203.2931 | Adam@PeoplesCompany.com
Andrew Zellmer | 712.898.5913 | AndrewZ@PeoplesCompany.com

200
Acres M/L

NAVEN FAMILY FARMS

200 Acres M/L | Offered in 3 Tracts

Corning Community Center
601 6th Street | Corning, Iowa 50841

Thursday, September 21st, 2023
at 10:00 AM

Mark your calendar for Thursday, September 21st, 2023 at 10:00 AM! Peoples Company is pleased to represent the Edward and Margeleen Naven Estate in the sale of 200 acres m/l of premiere Adams and Taylor County, Iowa farmland.

Tract 1 (Adams County): 40 acres m/l with 36.97 FSA tillable acres m/l carrying a soil rating of 82.8 CSR2.

Tract 2 (Adams County): 40 acres m/l with 30.9 FSA tillable acres m/l carrying a soil rating of 70.5 CSR2.

Tract 3 (Taylor County): 120 acres m/l with 114.14 FSA tillable acres m/l carrying a soil rating of 55.8 CSR2.

This Adams and Taylor County, Iowa farmland portfolio will be offered in three tracts. The auction will take place at the Corning Community Center in Corning, Iowa. The farms will be offered in 3 individual tracts and will not be combined at any point during the auction. These farms have been in the Naven family for many years. The family has done an outstanding job of maintaining these high-quality farms and it is our pleasure to have the opportunity to present them to the public. Each of the tracts offers its unique opportunity as not only an investment but also as an addition to any existing operation.

DIRECTIONS



Tract 1 & 2 (Adams County): From Corning, Iowa travel south on Highway 148/Quincy Street for approximately 0.5 miles. Turn east onto Highway 34 and travel for approximately 13.5 miles. Turn south onto Highway 25 and travel for approximately 4 miles. Turn west onto 270th Street and travel approximately 1.5 miles. Continue onto Willow Avenue. Tract 1 is on the East side of the road. Tract 2 is on the West side of the road. Look for Peoples Company signs.

Tract 3 (Taylor County): From Corning, Iowa travel south on Highway 148/Quincy Street for approximately 9 miles. Turn west onto 130th Street and travel for approximately 3 miles. The property is located at the intersection of 130th Street and Highland Avenue. Look for Peoples Company signs.



Adam Curran | 641.203.2931
Adam@PeoplesCompany.com



Andrew Zellmer | 712.898.5913
AndrewZ@PeoplesCompany.com



40 Acres M/L



Tract 1 consists of 40 acres m/l with 36.97 FSA cropland acres carrying a soil rating of 82.8 CSR2. This high-quality tract is located on the east side of 270th Street just 1.5 miles off of the pavement. Primary soil types on the tillable acres include Macksburg silty clay loam and Sharpsburg silty clay loam. This highly tillable farm offers many possibilities as an add-on to an existing farming operation or a smart investment for the buyer looking to diversify their portfolio. Tract 1 is without question prime Iowa farmland. The farm lease is open for the 2024 crop year.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
371C2	SharpsburgNira silty clay loams	15.31	41.4%		83
370B	Sharpsburg silty clay loam	14.09	38.1%		91
368	Macksburg silty clay loam	2.93	7.9%		93
545B	ZookElyGullied land complex	1.95	5.3%		64
222C2	Clarinda silty clay loam	1.38	3.7%		38
469C2	LamoniClarindaShelby complex	1.31	3.5%		44

Weighted Average 82.8



Adam Curran | 641.203.2931
 Adam@PeoplesCompany.com
 IA LIC S56876000



Andrew Zellmer | 712.898.5913
 AndrewZ@PeoplesCompany.com
 IA LIC S61625000



40 Acres M/L



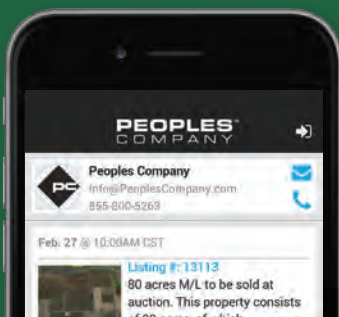
Tract 2 consists of 40 acres m/l with 30.9 FSA cropland acres carrying a soil rating of 70.5 CSR2 on the tillable acres. In addition to high-quality soils, this farm has been improved with terraces and tile to ensure continued production. This tract could make a great building site with roads on two sides and a nice hardwood timber draw along the western edge of the tract. Primary soil types on the tillable acres include Sharpsburg silty clay loam and Macksburg silty clay loam. The farm lease is open for the 2024 crop year.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
371C2	SharpsburgNira silty clay loams	10.54	34.1%	■	83
368	Macksburg silty clay loam	5.57	18.0%	■	93
469C2	LamoniClarindaShelby complex	5.08	16.4%	■	44
470D2	Lamoni Shelby complex	4.44	14.4%	■	28
370B	Sharpsburg silty clay loams	3.82	12.4%	■	91
545B	ZookElyGullied land complex	1.30	4.2%	■	64
222C2	Clarinda silty clay loam	0.15	0.5%	■	38

Weighted Average 70.5



Online Bidding Available

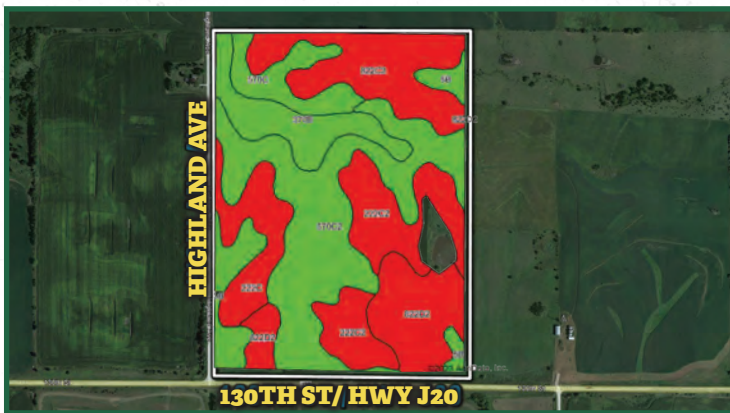
Not able to make it to the live auction but still want to bid? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



120 Acres M/L



Tract 3 consists of 120 acres m/l with 114.14 FSA cropland acres carrying a soil rating of 55.8 CSR2. This tract offers long rows and great access with road frontage along the north side of County Highway J20 and the east side of Highland Ave. The property has been well maintained and cared for with terraces and tile throughout the farm. This farm has been under outstanding management with a combination of row crops and hay acres. Tract 3 is located in Section 17 of Holt Township. The farm lease is open for the 2024 crop year.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
570C2	Nira silty clay loam	32.63	28.6%		81
222C2	Clarinda silty clay loam	16.93	14.8%		38
822C2	Lamoni silty clay loam	16.77	14.7%		32
822D2	Lamoni silty clay loam	14.01	12.3%		10
370B	Sharpsburg silty clay loam	9.96	8.7%		91
222C	Clarinda silty clay loam	9.11	8.0%		36
5B	ColoAckmore complex	7.85	6.9%		75
570C	Nira silty clay loam	6.88	6.0%		84

Weighted Average 55.8



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





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16992

NAVEN FAMILY FARMS

CONTACT

Adam Curran | 641.203.2931
Adam@PeoplesCompany.com

Andrew Zellmer | 712.898.5913
AndrewZ@PeoplesCompany.com

Auction Terms & 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 a 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 three tracts will be offered via Public Auction on a per-acre basis and will take place at 10:00 AM at the Corning Community Center in Corning, Iowa. Tract 1, Tract 2, and Tract 3 will be offered separately and will not be combined at any point during the auction. Tracts will not be offered in their entirety or combined after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 40 Acres M/L

Tract 2: 40 Acres M/L

Tract 3: 120 Acres M/L

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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 Adams and Taylor 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 Adams and Taylor 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 Watson and Ryan P.L.C Trust Account.

Closing: Closing will occur on or before Monday, November 20, 2023. The closing attorney will be Kyle Marcum with the Law Firm of Watson and Ryan P.L.C. The balance of the purchase price will be payable at closing in

the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at Closing, Subject to Tenant's Rights.

Farm Lease: The current farm lease has been terminated before September 1st and will be "open" for the 2024 crop year.

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.

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 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. 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 a 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.

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 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.