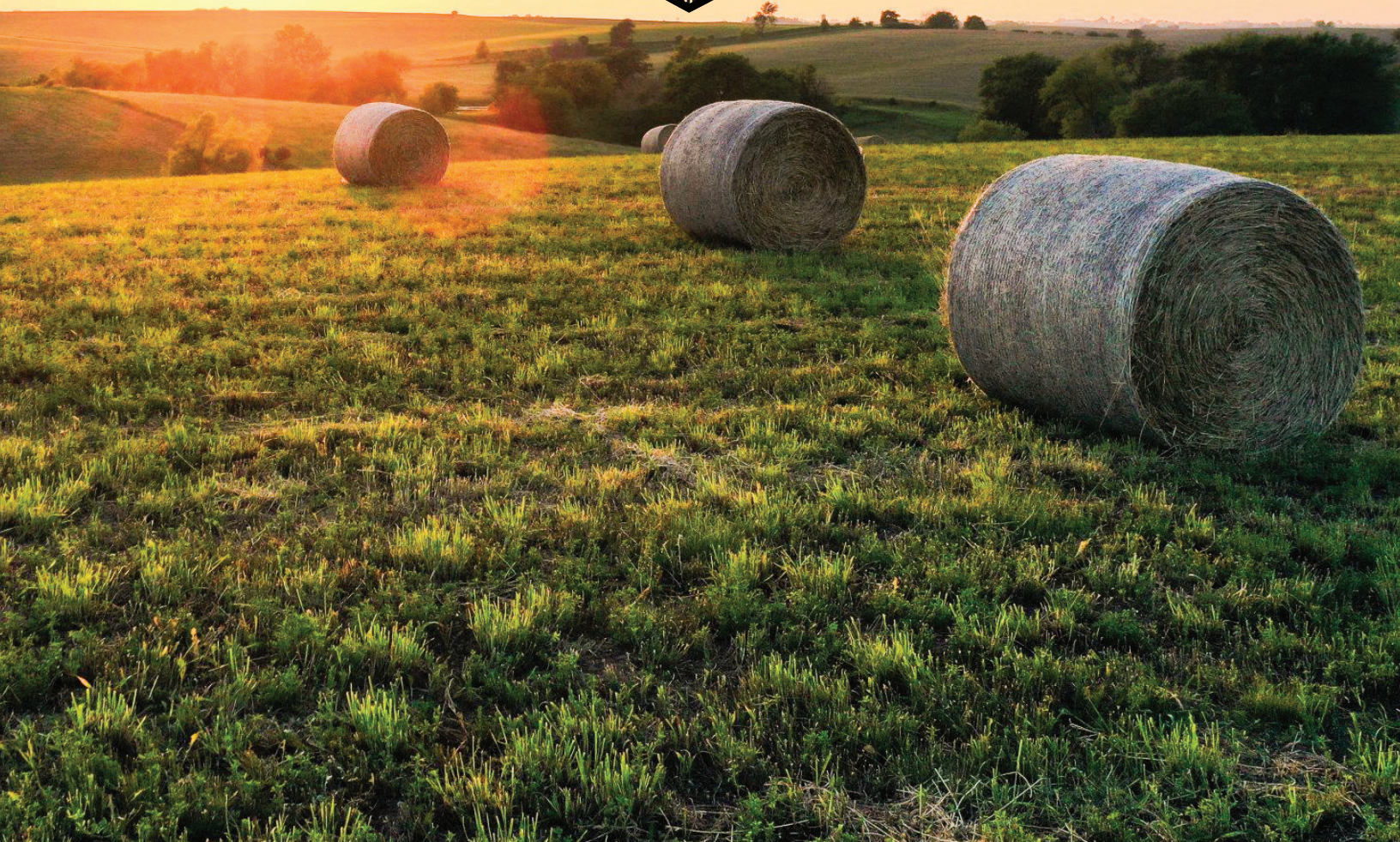




Guthrie County, Iowa
FARMLAND AUCTION



WEDNESDAY, SEPTEMBER 20TH, 2023 | 10:00 AM

Guthrie Activity Center | 209 State Street | Guthrie Center, Iowa 50115

CONTACT: MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

147.16
ACRES M/L



DATE & TIME

Wednesday, September 20th, 2023
at 10:00 AM

LOCATION

Guthrie Activity Center
209 State Street
Guthrie Center, Iowa 50115

CONTACT

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com
IA LIC S59699000

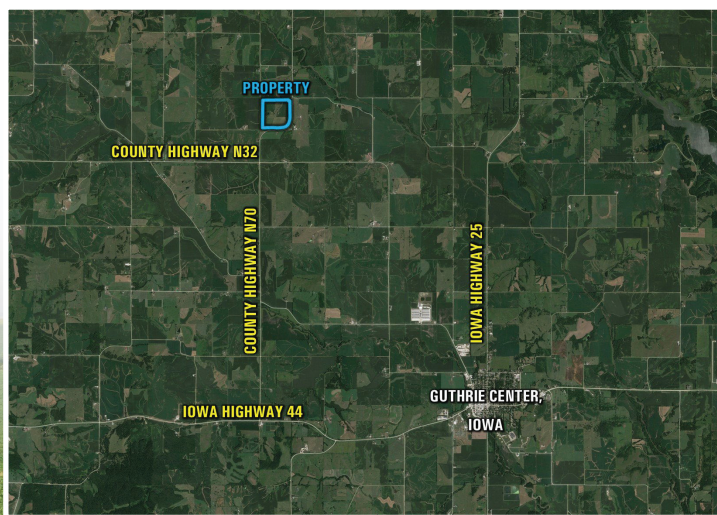
Mark your calendar for Wednesday, September 20th, 2023 at 10:00 AM! Peoples Company is pleased to be representing the Burkhardt Family in the sale of 147.16 total acres m/l located northwest of Guthrie Center, Iowa on paved highway County Road N70 / Justice Road. The farm includes a total of 147.16 acres m/l with 122.92 FSA cropland acres and a CSR2 soil rating of 60.5. There are currently 55 acres m/l in row crop production with the balance of the cropland acres seeded to alfalfa and utilized as hay ground. The farm includes established pasture with a 2-acre pond located in the west central part of the farm. *Note - the electric fence material is owned by the pasture tenant and will be removed at the end of the pasture lease.

This gently rolling farm is located in a strong agricultural community and has been a family heirloom for the Burkhardt family for many years. There is road frontage on three sides of the farm and this general area has great access to both grain and livestock markets by way of several well-maintained paved roads. This farm can be found in the northwest quarter of Section 15 of Seely Township, Guthrie County, Iowa.

The farmland will be offered as a single tract on a price-per-acre basis through a traditional auction. The Public Auction will take place on Wednesday, September 20th, 2023 at 10:00 AM at the Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

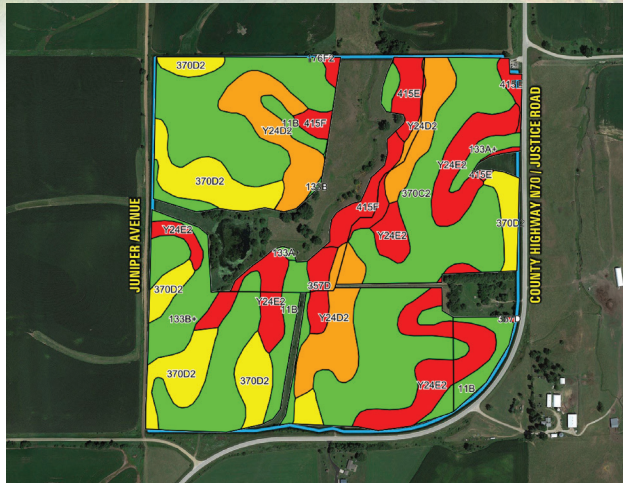
DIRECTIONS

From Guthrie Center, Iowa head west on State Street (Iowa Highway 44) for .2 miles, turn right (north) onto N. 1st Street for .5 miles. Continue on 215th Road for 1.5 miles then turn right (north) onto 190th Road, continue on 190th Road for 4.5 miles then turn right (north) onto Justice Road and proceed for .5 miles, the farm will be on the north side of the road. Look for Peoples Company signs.



JUNIPER AVENUE

COUNTY HIGHWAY N70 / JUSTICE ROAD



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C2	Sharpsburg silty clay loams	48.32	39.3%		80
Y24E2	Shelby clay loam	17.64	14.4%		35
370D2	Sharpsburg silty clay loam	17.19	14.0%		54
Y24D2	Shelby clay loam	15.44	12.6%		49
11B	ColoJudson silty clay loams	7.67	6.2%		80
133B	Colo silt loam	5.03	4.1%		73
415F	Montieth loamy sand	4.22	3.4%		5
415E	Montieth loamy sand	3.18	2.6%		5
357D	SharpsburgDickinson complex	1.98	1.6%		39
133A+	Colo silt loam	1.53	1.2%		78
133B	Colo silty clay loam	0.72	0.6%		74
Weighted Average					60.5

TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM at the Guthrie Activity Center, 209 State Street, Guthrie Center, Iowa 50115. 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 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 Guthrie 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 Guthrie 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 Monday, November 6th, 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 lease has been terminated and is open for the 2024 cropping season.

Contract and 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.

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. 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.

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. Exact legal descriptions will be taken from Abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17008



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

Guthrie County, Iowa **FARMLAND AUCTION**

WEDNESDAY, SEPTEMBER 20TH, 2023 | 10:00 AM
Guthrie Activity Center | 209 State Street | Guthrie Center, Iowa 50115

CONTACT: MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

147.16
ACRES M/L