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PC PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS
PeoplesCompany.com
Listing #17023

FARMLAND



AUCTION

365.57 ACRES M/L

Offered in 4 Tracts

JONES COUNTY, IOWA

Friday, September 15th, 2023 at 10:00 AM

Cascade Knights of Columbus | 100 Thomas St SE | Cascade, IA 52033



AUCTION DATE & TIME

Friday | September 15th | 10:00 AM



CASCADE KNIGHTS OF COLUMBUS

100 Thomas St SE Cascade, IA 52033



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Peoples Company is pleased to offer the Stephen T. and Jan M. Supple 2021 Revocable Trust farmland via public auction. The sale will consist of 365.57 acres m/l to be sold in four separate tracts on Friday, September 15th, 2023 at 10:00 AM at Knights of Columbus in Cascade, Iowa. The diverse tracts range from as little as 14 acres up to 220, creating a great opportunity for folks from multiple facets to purchase a piece of farm ground.

These high-quality farmland tracts of all different sizes would be a great add-on to an existing farm operation or an opportunity for an investor looking to purchase in a strong farming area. The farm has been meticulously cared for by the current tenant and the lease has been terminated and will be open for 2024. The farms are located south of Cascade, Iowa along Skahill Road and Badger Road in Sections 22, 26, and 27 Washington Township, Jones County, Iowa.

DIRECTIONS

From Cascade: Take Highway 136 south for 3.6 miles, then turn left/east on Skahill Road. Continue on Skahill for 1.2 miles and the property will be located on your left. Watch for signs.

365.57 ACRES M/L



TRACT ONE

31.50
Acres M/L

Tract 1 consists of 31.5 acres m/l with 23.62 FSA cropland acres m/l and a CSR2 value of 57.2. The farmland consists primarily of Downs Silt loam and Fayette Silt loam. This tract has two surveyed lots in the northwest corner of this tract bordering both Skahill Road and Badger Road making this a great opportunity for someone to build their dream home, or value add to your purchase. This mostly tillable tract is located in sections 15 and 22 of Washington Township, Jones County, Iowa.

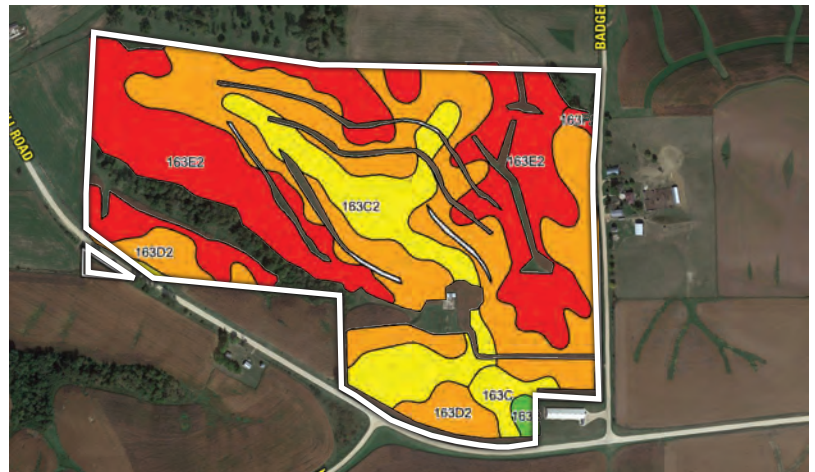


Code	Soil Description	Acres	% of Field	Legend	CSR2
162C2	Downs silt loam	9.88	41.8%		80
163E2	Fayette silt loam	6.43	27.2%		35
162D2	Downs silt loam	4.69	19.9%		54
163D2	Fayette silt loam	1.69	7.2%		46
703F	Dubuque silt loam	0.70	3.0%		6
W	Water	0.23	1.0%		0
Weighted Average					57.2

TRACT TWO

99.50
Acres M/L

Tract 2 consists of 99.5 acres m/l with 77.29 FSA cropland acres m/l and a CSR2 value of 46.5. The farmland tract consists primarily of top-producing Fayette Silt loam, allowing for good root growth and excellent drainage. The farm is nicely terraced to reduce soil erosion, increase water retention, and also improve the wildlife habitat. The remaining balance of land consists of a narrow vein of timber making a great spot to place a few tree stands for those fall hunts. This mostly tillable tract is located in section 27 of Washington Township, Jones County, Iowa.

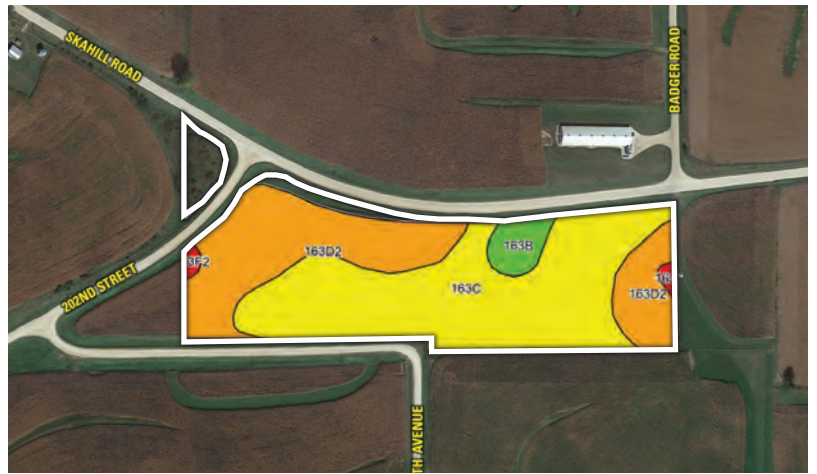


Code	Soil Description	Acres	% of Field	Legend	CSR2
163D2	Fayette silt loam	32.62	42.2%		46
163E2	Fayette silt loam	30.31	39.2%		35
163C2	Fayette silt loam	11.62	15.0%		72
163C	Fayette silt loam	1.82	2.4%		75
163B	Fayette silt loam	0.61	0.8%		83
163F2	Fayette silt loam	0.31	0.4%		18
Weighted Average					46.5

TRACT THREE

14.57 Acres M/L

Tract 3 consists of 14.57 surveyed acres m/l with 11.85 FSA cropland acres m/l and a CSR2 value of 63.4. This farmland tract consists primarily of top-producing Fayette Silt loam, allowing for good root growth and excellent drainage. This piece is bordered by 3 separate roads which makes for great access and it lays exceptionally well making this a great opportunity to build your dream home or add it to your current farming operation. Located on Skahill Road, in section 27 of Washington Township, Jones County, Iowa.

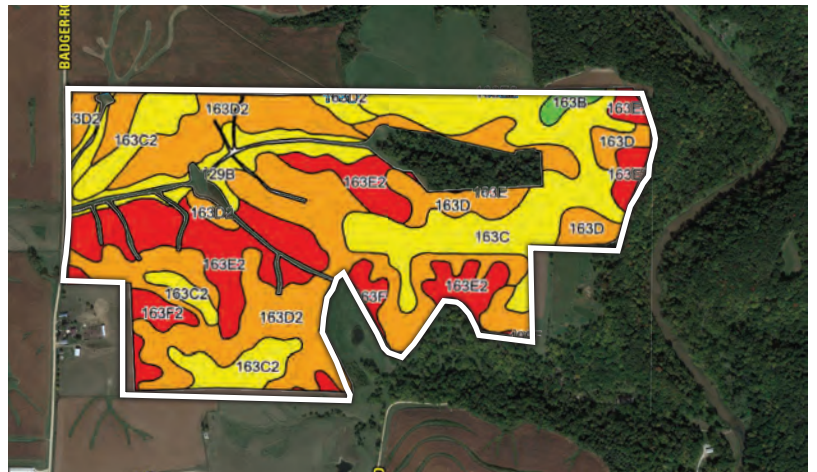


Code	Soil Description	Acres	% of Field	Legend	CSR2
163C	Fayette silt loam	6.63	55.9%		75
163D2	Fayette silt loam	4.53	38.2%		46
163B	Fayette silt loam	0.51	4.3%		83
163F	Fayette silt loam	0.09	0.8%		21
163F2	Fayette silt loam	0.09	0.8%		18
Weighted Average					63.4

TRACT FOUR

220 Acres M/L

Tract 4 consists of 220 acres m/l with 199.67 FSA cropland acres m/l and a CSR2 value of 52.9. The farmland tract consists primarily of top-producing Fayette Silt loam and Arenzville-Chaseburg Complex. The farm lays exceptionally nice, with well waterways throughout, and has some tiling done to help with proper drainage.



Code	Soil Description	Acres	% of Field	Legend	CSR2
163D2	Fayette silt loam	69.16	34.6%		46
163C	Fayette silt loam	36.81	18.4%		75
163E2	Fayette silt loam	35.59	17.8%		35
163D	Fayette silt loam	19.15	9.6%		49
163C2	Fayette silt loam	17.27	8.6%		72
129B	Arenzville-Chaseburg complex	12.11	6.1%		73
163F2	Fayette silt loam	4.40	2.2%		18
163F	Fayette silt loam	2.69	1.3%		21
163B	Fayette silt loam	2.02	1.0%		83
Weighted Average					52.9



TERMS & CONDITIONS

Seller: Stephen T. and Jan M. Supple 2021 Revocable Trust

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 four tracts will be offered via Public Auction and will take place at 10:00 AM at the Knights of Columbus hall in Cascade, Iowa. The four farmland tracts will be sold per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two, three, or all of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 31.5 Acres M/L

Tract 2: 99.5 Acres M/L

Tract 3: 14.57 Acres M/L

Tract 4: 220 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 Jones 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 Jones County FSA and NRCS offices.

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

Closing: Closing will occur on or before Friday, October 27th, 2023. 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. Full possession will be granted on March 1st, 2024.

Farm Lease: The farm is leased for the 2023 crop 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.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.



300 1st Ave W.
Cascade, IA 52033



PeoplesCompany.com
Listing #17023
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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