



92.80 acres m/l

DATE & TIME

Thursday, November 9, 2023 | 10:00 AM

AUCTION & LOCATION

Fisher Community Center – The Loft
201 E Iowa Street | Hiawatha, KS 66434

STEVE BRUERE

☎ 515.222.1347

✉ Steve@PeoplesCompany.com

Brown County, Kansas Farmland Auction

KOELLIKER FAMILY FARM

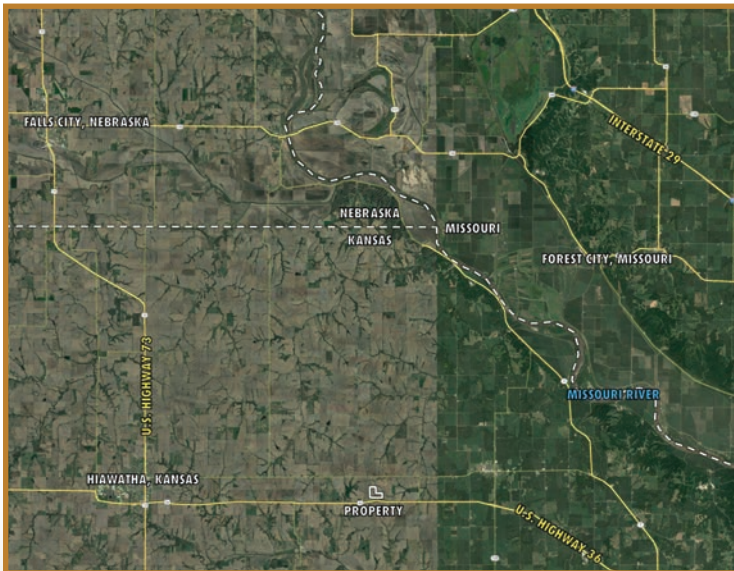
Mark your calendar for November 9th! Peoples Company is proud to be representing the sale of 92.8 acres m/l near Hiawatha, Kansas locally known as the Koelliker Farm. This farm has been in the family since 1969.

Conveniently located at the intersection of Highway 36 and Timber Road, this highly tillable farm consists of 91.29 FSA cropland acres of which 88.37 of these acres are currently farmed with the balance of the acres in waters. Primary soil types including Marshall silty clay loam and Aksarben silty clay loam. The farm has gentle rolling slopes that allow water to navigate off of the property. In addition, the farm has been improved with drainage tile across many portions of the farm over the years. Exact locations and sizes are approximate. This property is located in the southwest quarter of Section 25 in Robinson Township.

Excellent soils, farm drainage and strong tenants have produced strong proven yields year after year on this property with average soybeans yields of 69 and average corn yields of 235 over the past 4 years. This highly-tillable farm would make for a great addition to an existing farming operation or a smart investment for the buyer looking to diversify their investments.

The single tract will be offered on a price-per-acre basis via Public Auction and will take place on November 9th, 2023 at 10:00 AM at the Fisher Community Center - "The Loft" Room, 201 E Main Street, Haiwatha, Kansas. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. Don't miss out on this tremendous opportunity to own a high-quality tract of farmland!

DIRECTIONS

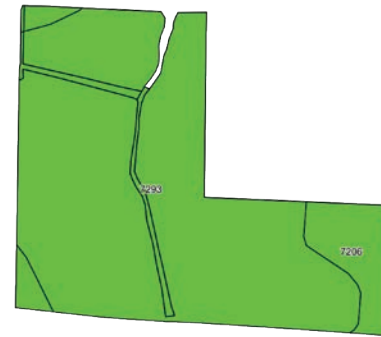


From Hiawatha, Kansas: Head south on US-159 S/US-73 S, then turn left to merge onto US-36 E toward Troy. In 8.8 miles, take the Timber Road exit. Then, turn left onto Timber Road, the farm will be on the east side of the road. Look for Peoples Company signs.

CONTACT

STEVE BRUERE ☎ 515.222.1347

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TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
7293	Marshall silty clay loam	80.82	88.5%		87
7206	Aksarben silty clay loam	10.47	11.5%		65
Weighted Average					84.5

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 tract will be offered via Public Auction and will take place at 10:00 AM at the Fisher Community Center - The Loft, 201 E Iowa Street, Hiawatha, Kansas 66434. 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 in order 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 Brown 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 Brown 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 a certified check or wire transfer. All funds will be held by Finley Miller Title Services, LLC.

Closing: Closing will occur on or before Tuesday, December 14th, 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 farm will be given at closing, subject to tenant's rights.

Farm Lease: The farm lease is "open" for the 2024 crop season.

Contract & Title: Immediately upon the conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Finley Miller Title Services, LLC the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes including any drainage taxes for 2023 will be prorated between the Seller and Buyer to the date of closing.

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 the 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 the title commitment.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17081



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

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