

453.73 ACRES M/L | OFFERED IN 7 TRACTS | LISTING #17141



PREMIUM WARREN COUNTY, IOWA TRACTS



DONALD "JAKE"
WEEKS FARMLAND



November 9, 2023



10:00 AM



American Legion Post 165
105 W 1st Avenue
Indianola, IA 50125



Jake Sickels | 515.681.2103
Jake@PeoplesCompany.com
IA LIC S67181000

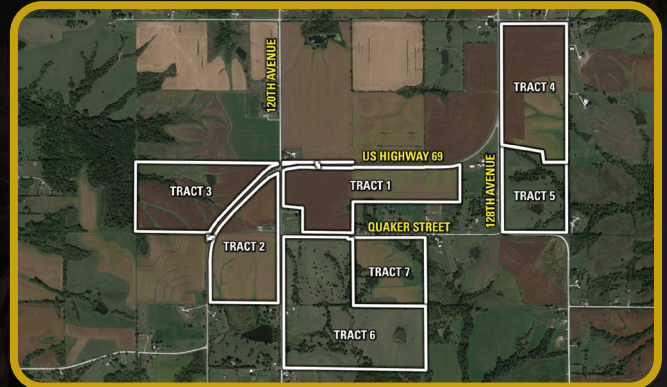


John Hutchcroft | 515.321.5970
JohnH@PeoplesCompany.com
IA LIC S32689000

DONALD "JAKE" WEEKS FARMLAND AUCTION

Mark your calendars for November 9th, 2023 at 10:00 AM! Peoples Company is pleased to represent the Estate of Donald "Jake" Weeks with the sale of 453.73 acres m/l, to be offered in seven highly desirable tracts, just south of Indianola, Iowa on US Highway 69. These farms have a storied history and have been held in high regard for decades. The late Jake Weeks was extremely proud of this portfolio, having farmed and maintained the land meticulously for over 60 years. This offering consists of highly productive tillable tracts, excellent pasture farms, hobby farming tracts, and executive building site pieces. All of these tracts are located within the desirable Indianola Community School District and are only a short drive to many area amenities including; Lake Ahquabi State Park, Annette Nature Center, Izaak Walton League, and Hooper State Game Area. The auction will be held at the American Legion Post 165 in Indianola, Iowa, where Jake was a longtime member.

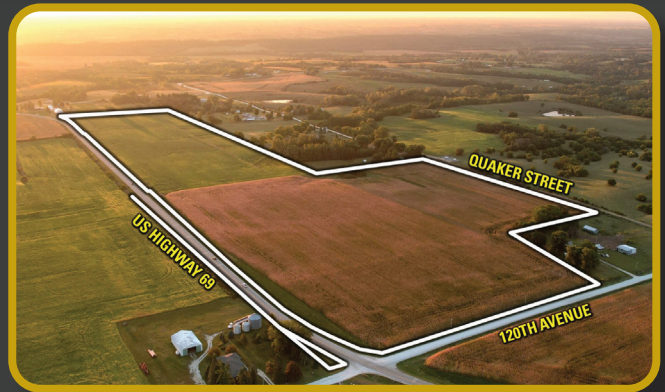
- Tract 1:** 64.2 acres m/l with 59.94 FSA cropland acres carrying a CSR2 value of 87.8.
- Tract 2:** 60.6 acres m/l to be surveyed and conveyed with 51.37 FSA cropland acres carrying a CSR2 value of 74.1.
- Tract 3:** 59.4 acres m/l to be surveyed and conveyed with 50.25 FSA cropland acres carrying a CSR2 value of 46.8.
- Tract 4:** 75.2 acres m/l to be surveyed and conveyed with 63.56 FSA cropland acres carrying a CSR2 value of 69.2.
- Tract 5:** 44.8 acres m/l to be surveyed and conveyed.
- Tract 6:** 109.53 acres m/l.
- Tract 7:** 40 acres m/l with 21.58 FSA cropland acres carrying a CSR2 value of 84.



Directions: From Indianola, Iowa: Head south out of town on US Highway 65/69 for 7.5 miles. Tracts 1, 2, 3, and 4 are located on US Highway 69. Tract 5 is located at the corner of 128th Avenue and Quaker Street, just 0.25 miles south of the US Highway 69 and 128th Avenue intersection. Tract 6 is located .25 miles south of US Highway 69 at the corner of 120th Avenue and Quaker Street. To reach Tract 7, head south at the US Highway 69 and 128th Avenue intersection for 0.25 miles. Turn right and head west on Quaker Street for 0.25 miles. Tract 7 will be located on the south side of Quaker Street. Please look for Peoples Company signage.

TRACT 1 | 64.2 ACRES M/L | NET TAXES: \$1,880.00

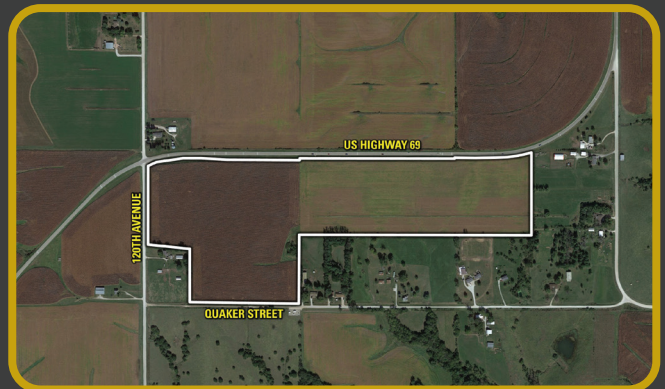
Tract 1 consists of 64.2 acres m/l with an estimated 59.94 FSA cropland acres, carrying a CSR2 value of 87.8. Top-producing Macksburg and Winterset silty clay loams are the primary soil types on this tract. You can count on one hand the amount of tillable tracts of this caliber that have been offered to the public in Warren County within recent years. Operating on this tract is made easy, given the opportunity to farm over half-mile rows with very little terracing and waterways. Gentle, rolling topography allows water to easily navigate off of the farm without eroding soil. This tract has excellent access, with two established entrances off of US Highway 69 and an additional access off of Quaker Street. This offering would be an excellent addition to a farm operation or a great candidate for an investor looking to purchase an A+ grade farmland asset. This highly tillable farmland tract is located within Section 36 of White Oak Township in Warren County, Iowa.



Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
368	Macksburg silty clay loam	22.82	38.1%		93
368B	Macksburg silty clay loam	17.76	29.6%		89
Y369	Winterset silty clay loam	17.17	28.6%		83
Y69C2	Clearfield silty clay loam	1.73	2.9%		56
370C2	Sharpsburg silty clay loam	0.46	0.8%		80

Weighted Average 87.8









TRACT 2 | 60.6 ACRES M/L | NET TAXES: \$2,405.00

Tract 2 consists of 60.6 acres m/l, to be surveyed and conveyed, with an estimated 51.37 FSA cropland acres, carrying a CSR2 value of 74.1. Top-producing Sharpsburg and Macksburg silty clay loams are the primary soil types on this tract. A 1,014 square foot, 1.5 story home with 3 beds and 1 bath is located on this tract as well as a nice, 54' x 72' Morton building with partial concrete floors and plenty of space for storing large equipment. The farm has excellent access, with established entrances off of both US Highway 69 and 120th Avenue. This offering would be an excellent addition to a farm operation, a nice starter farm for a beginning operator, an acreage Buyer looking for a home on plenty of acres, or a great candidate for an investor looking to diversify their investment portfolio. This highly tillable farmland and acreage tract is located within Section 35 of White Oak Township in Warren County, Iowa.

*The dwelling is being sold in "as-is, where-is" condition. Per Iowa Code 445B, this property is exempt from the Septic System Inspection Requirement and the septic system servicing the home is in as-is condition and no inspections, updates, or improvements will be made by the sellers.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	12.88	25.1%		80
370B	Sharpsburg silty clay loam	11.11	21.6%		91
368	Macksburg silty clay loam	9.85	19.2%		93
822D2	Lamoni silty clay loam	6.96	13.5%		10
368B	Macksburg silty clay loam	5.15	10.0%		89
Y69C2	Clearfield silty clay loam	4.05	7.9%		56










Weighted Average 74.1



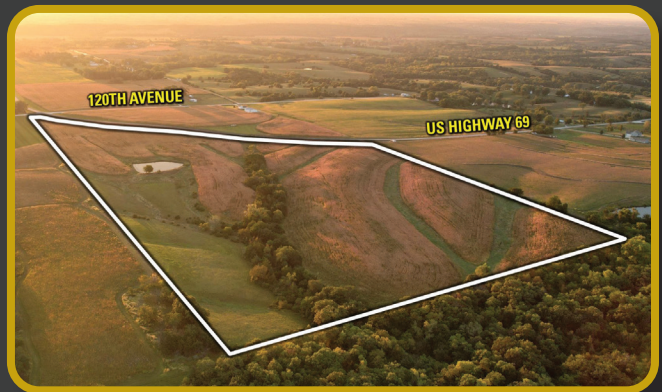
TRACT 3 | 59.40 ACRES M/L | NET TAXES: \$491.00

Tract 3 consists of 59.4 acres m/l, to be surveyed and conveyed, with an estimated 50.25 FSA cropland acres, carrying a CSR2 value of 46.8. Of the 50.25 FSA cropland acres, 41.03 are in row crop production, carrying a CSR2 of 52.4. The balance of the cropland acres is currently being mowed for hay. The primary soil type on this tract is productive Ladoga silt loam. This offering features tillable and hay acres with beautiful, rolling topography, a very nice pond, a hardwood timber draw, and multiple incredible building sites, right on US Highway 69. This tract adjoins heavy blocks of timber and bedding areas, offering a solid opportunity for the new owner to harvest whitetail and turkey. The farm has excellent access on the northeast corner, just off US Highway 69. This tract would be an excellent addition to a farm operation, an executive building site with potential for multiple splits, or a great candidate for an investor looking to diversify their investment portfolio. This highly tillable farmland and acreage tract is located within Section 35 of White Oak Township in Warren County, Iowa.

Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
76C2	Ladoga silt loam	16.22	32.3%		75
822D2	Lamoni silty clay loam	14.79	29.4%		10
Y179E2	Gara loam	5.65	11.2%		32
368B	Macksburg silty clay loam	4.23	8.4%		89
792D2	Armstrong loam	2.74	5.5%		7
368	Macksburg silty clay loam	2.52	5.0%		93
993D2	ArmstrongGara loams	1.50	3.0%		23
370B	Sharpsburg silty clay loam	1.40	2.8%		91
65F	Lindley loam	1.20	2.4%		14

Weighted Average 46.8



TRACT 4 | 75.2 ACRES M/L | NET TAXES: \$1,602.16

Tract 4 consists of 75.2 acres m/l to be surveyed and conveyed with an estimated 63.56 FSA cropland acres, carrying a CSR2 value of 69.2. Top-producing Macksburg silty clay loam and Ladoga silt loam are the primary soil types on this tract. This tract has terraces and waterways that are in great condition to help preserve the integrity of the tillable soils and limit erosion. This tract has excellent access, with established entrances and road frontage on three sides, off of US Highway 69, Polk Street, and 130th Avenue. This tract also offers an excellent opportunity for a new owner who would wish to build a pond on the east side of the farm. This offering would be an excellent addition to a farm operation or a great candidate for an investor looking to diversify their portfolio. This highly tillable farmland tract is located within Section 36 of White Oak Township in Warren County, Iowa.



Tillable Soils

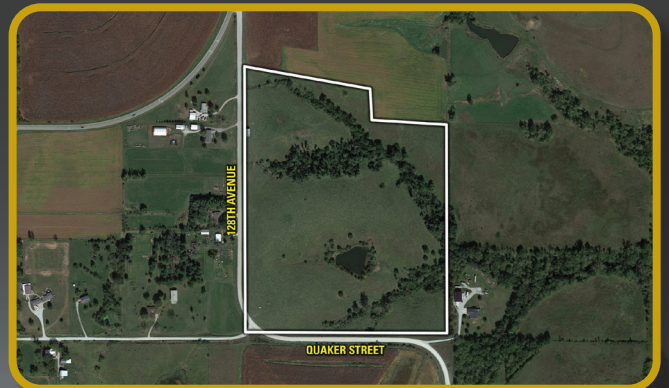
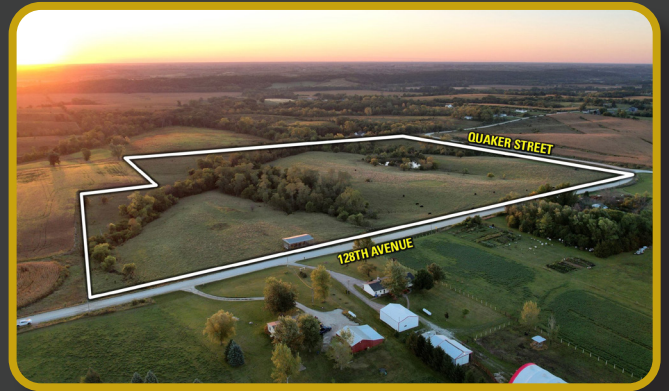
Code	Soil Description	Acres	% of Field	Legend	CSR2
76C2	Ladoga silt loam	21.07	33.1%		75
368B	Macksburg silty clay loam	19.64	30.9%		89
368	Macksburg silty clay loam	9.07	14.3%		93
822D2	Lamoni silty clay loam	8.15	12.8%		10
993E2	ArmstrongGara loams	3.99	6.3%		17
Y69C2	Clearfield silty clay loam	1.22	1.9%		56
993D2	ArmstrongGara loams	0.42	0.7%		23

Weighted Average 69.2



TRACT 5 | 44.8 ACRES M/L | NET TAXES: \$489.84

Tract 5 consists of 44.8 acres m/l to be surveyed and conveyed and features excellent pasture, timbered draws, multiple building site locations, and a nice pond. A good fence is along the perimeter of this tract and excellent access is provided, with an established entrance at the curve of 128th Avenue and Quaker Street. A nice hay shed is located on the northwest corner of this tract, allowing a new owner to work and feed livestock with ease right on the farm. The shed has great bones and could also be converted to a more high-end situation if a new owner would wish. This tract is located less than a quarter mile off of US Highway 69. This offering would be an excellent addition to a livestock operation, hobby farm site, or acreage site with multiple building site locations and split potential. This tract is located within Section 36 of White Oak Township in Warren County, Iowa.



TRACT 6 | 109.53 ACRES M/L | NET TAXES: \$1,200.00

Tract 6 consists of 109.53 acres m/l and features excellent pasture, timbered draws, multiple building site locations, and two nice ponds. A good fence is along the perimeter of this tract and excellent access is provided, with established entrances off of 120th Avenue and Quaker Street. Improvements include; a 32' x 40' pole shed, a 45' x 55' pole shed, two grain bins, a corn crib, and a feedlot area. The interior fence within this tract offers multiple paddocks for grazing and rotating livestock. The farm is located only a quarter mile off of US Highway 69. This offering would be an excellent addition to a livestock operation, hobby farm site, or acreage site with multiple building site locations and split potential. This tract is located within Section 36 of White Oak Township and Section 1 of Squaw Township in Warren County, Iowa.



TRACT 7 | 40 ACRES M/L | NET TAXES: \$824.00

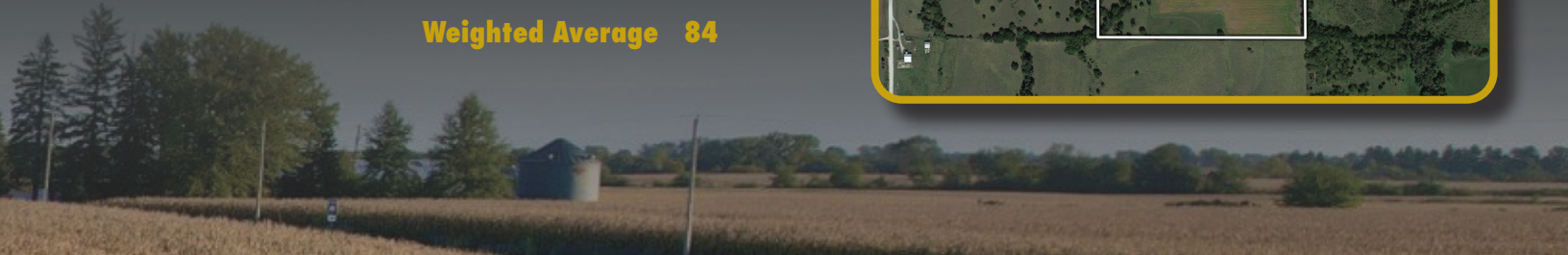
Tract 7 consists of 40 acres m/l with 21.58 FSA cropland acres, carrying a CSR2 value of 84. Top-producing Sharpsburg silty clay loam is the primary soil type on this tract, making up 95% of the tillable acres. The balance of this tract includes mature blocks of timber, pasture/hay acres, and multiple executive building site locations. The farm has excellent access, with established entrances off Quaker Street. This tract is located less than a half mile off of US Highway 69. This combination tract would be an excellent addition to a row crop or livestock operation, a nice starter farm for a beginning operator, a great candidate for an acreage Buyer, or a nice option for an investor looking to diversify their investment portfolio. This tract is located within Section 36 of White Oak Township in Warren County, Iowa.



Tillable Soils

Code	Soil Description	Acres	% of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	11.41	52.9%		91
370C2	Sharpsburg silty clay loam	9.30	43.1%		80
993D2	ArmstrongGara loams	0.72	3.3%		23
368B	Macksburg silty clay loam	0.15	0.7%		89

Weighted Average 84





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17141



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

AUCTION TERMS AND CONDITIONS

Seller: Donald Weeks Estate

Attorney: Steve Hall, Hall Law Firm

Tract 1: 64.2 acres m/l

Tract 2: 60.6 acres m/l, to be surveyed

Tract 3: 59.4 acres m/l, to be surveyed

Tract 4: 75.2 acres m/l, to be surveyed

Tract 5: 44.8 acres m/l, to be surveyed

Tract 6: 109.53 acres m/l

Tract 7: 40 acres m/l

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 farm will be sold as seven individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one, multiple, or all tracts for their high bid. "Buyers Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. The tracts will be sold via Public Auction on Thursday, November 9th, 2023 at 10:00 AM at the American Legion Post 165 in Indianola, Iowa. 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.

Agency: 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 Warren 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 Warren 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 the Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, December 19th, 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 the Tenant's Rights.

Open House: There will be an open house to view the dwelling and building on Tract 2. The open house for Tract 2 will be on Wednesday, October 25th, 2023, from 4 PM to 6:30 PM. The dwelling on Tract 2 can be viewed by appointment as well. Please contact one of the Listing Agents to schedule a showing.

Farm Lease: The farm leases have been terminated and each tract will be available for the 2024 crop season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Surveys: Surveys will be provided for Tracts 2, 3, 4 and 5. In addition, the southwest corner of Tract 7 will be marked, if Tract 6 and 7 are sold to separate bidders. The farmland acres are subject to slight change after the survey has been completed but before the auction. 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. There is a known pipeline easement on Tracts 1, 2, 6, and 7. 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 "Price Per Acre" amount. 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. Full legal descriptions will be taken from the Abstract.