

178 ACRES
M/L



POTTAWATTAMIE COUNTY ABSOLUTE AUCTION

Wednesday, November 29, 2017 at 10:00 a.m.

Underwood Memorial Building Association
300 2nd Avenue, Underwood, Iowa 51576

Listing #14030

145th Street, Crescent, Iowa 51526

178 ACRES
M/L



POTTAWATTAMIE COUNTY ABSOLUTE AUCTION

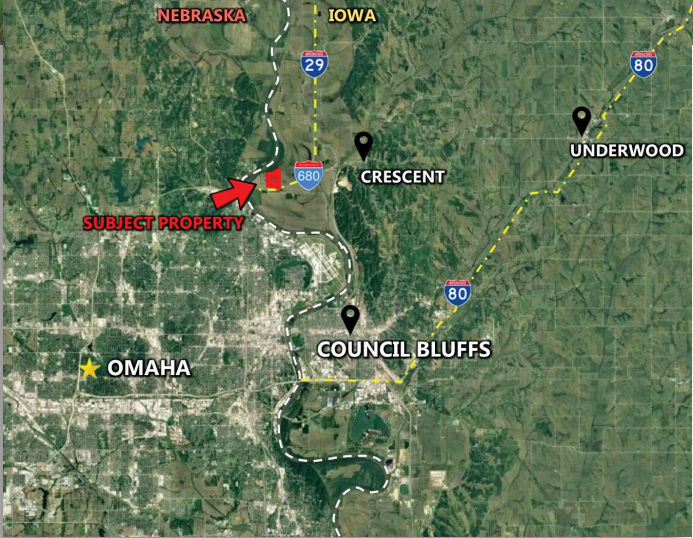
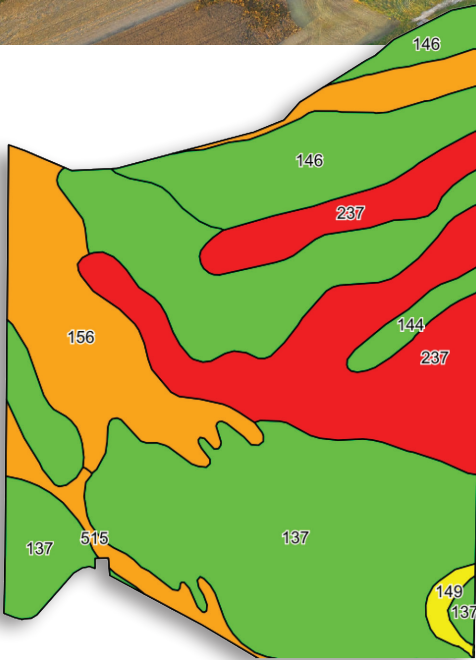
178 acres m/l of productive Pottawattamie County farmland selling at Absolute Auction. This farm is 100% tillable with 178 acres m/l of tillable land carrying a CSR of 54.9 (CSR2 53.9). Farm has a great location off of I-680 just north of Omaha. This farm is located in Section 29 of Crescent Township. Don't miss your chance to own this great investment opportunity with a prime location near the Omaha Metro. The farm lease has been terminated and is open for the 2018 crop year.

Directions: From Council Bluffs, travel north on I-29. Take exit 61B for I-680 West toward North Omaha. Continue on I-680 West for 1.6 miles until you reach exit 1. Turn right onto 130th St until you reach 145th St. The farm lies north of the road.

Additional Info: This sale is being conducted pursuant to the Farm Credit Act of 1971, as amended. Robert A. Stratbucker, Et al. has a right of first refusal to purchase the property for the amount of the winning bid on the same terms and conditions as the winning bidder. That right must be exercised immediately after the conclusion of the sale. Contact agent with any questions or need for clarification.

Total Cropland Acres: 178.97
Total Base Acres: 178.97
Corn Base: 101.1 Acres, PLC Yield of 139
Soybean Base: 77.8 Acres, PLC Yield of 37

Taxes: \$4414 annually
Andrew Zellmer: 712.898.5913
AndrewZ@PeoplesCompany.com



TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
137	Haynie silt loam	83.84	46.8%		71	70	73
237	Sarpy loamy fine sand	38.49	21.5%		9	10	17
156	Albaton silty clay	26.78	15.0%		49	55	47
146	Onawa silty clay	20.49	11.4%		79	65	64
515	Percival silty clay	5.01	2.8%		50	55	54
144	Blake silty clay loam	2.84	1.6%		86	75	72
149	Modale silt loam	1.52	0.8%		69	68	64
Weighted Average					54.9	53.9	55.4





12119 Stratford Dr, Ste B
Clive, IA 50325

AUCTION

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300 2nd Avenue
Underwood, Iowa

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.



AUCTION TERMS & CONDITIONS

Sale Method: The land will be offered in one tract on the day of the auction.

Farm Program Information: Farm Program Information is provided by the Pottawattamie 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 Pottawattamie 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 about December 28, 2017. 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 tenants rights.

Contract & Title: Immediately upon conclusion of the auction, the highest 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. Sale is not contingent upon Buyer obtaining financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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 abstract.

Brokers Protected: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

For more information: PeoplesCompany.com, #14030

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