

Adair County **FARMLAND AUCTION**

447.51 *Acres M/L*
OFFERED IN 3 TRACTS

FRIDAY, FEBRUARY 9, 2018 AT 10:00 AM

Adair County Fairgrounds | 4H & FFA Building | 900 NE Elm St | Greenfield, IA



LISTING AGENTS

MATT ADAMS: 515.423.9235
Matt@PeoplesCompany.com

STEVE BRUERE: 515.240.7500
Steve@PeoplesCompany.com



PEOPLEScompany.com | LISTING #14064

Adair County FARMLAND AUCTION

LISTING
#14064

Offering 447.51 acres m/l of highly productive Adair County farmland to be sold in three tracts at public auction on Friday, February 9, 2018 at the Adair County Fairgrounds 4H & FFA Building in Greenfield, Iowa.



TRACT 1



TRACT 2



TRACT 3

MORE INFORMATION

For more maps, photos and drone video look up Listing #14064 on our website:
PeoplesCompany.com

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TRACT 1 consists of 167 acres m/l including approximately 141.52 tillable acres with a CSR2 of 63.5. The farm contains high quality soils like Sharpsburg, Colo, and Clearfield silty clay loam. Tract 1 is located on the north side of the intersection of Henry A. Wallace Rd and 320th St in Section 19 of Union Township.

Taxes: \$3,400

Directions: From Orient, head east on 310th Street for approximately 3 miles. When you reach Henry A. Wallace Rd, head south for 1 mile until you reach 320th Street. Farm will be on the east side of the road.

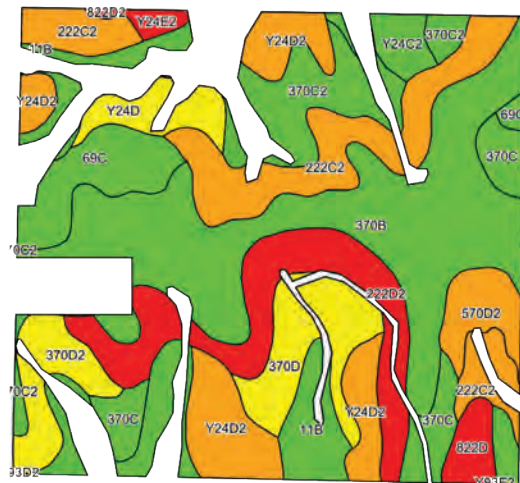
FSA Information

Corn: 96.62 base acres with a PLC Yield of 112
Beans: 32.21 base acres with a PLC Yield of 32
Farm is currently enrolled in ARC-CO. Wetland Determination has not been completed.



TRACT 1 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370B	Sharpsburg silty clay loam	35.26	24.9%		90
222C2	Clarinda silty clay loam	17.35	12.3%		46
222D2	Clarinda silty clay loam	14.07	9.9%		17
Y24D2	Shelby clay loam	13.05	9.2%		49
11B	Colo	12.82	9.1%		80
370C2	Sharpsburg silty clay loam	8.75	6.2%		80
370D	Sharpsburg silty clay loam	7.82	5.5%		59
69C	Clearfield silt loam	7.27	5.1%		74
370C	Sharpsburg silty clay loam	6.47	4.6%		82
370D2	Sharpsburg silty clay loam	5.33	3.8%		54
570D2	Nira silty clay loam	3.97	2.8%		45
Y24D	Shelby loam	3.61	2.6%		52
822D	Lamoni silty clay loam	2.41	1.7%		15
Y24C2	Shelby clay loam	2.21	1.6%		73
Y24E2	Shelby clay loam	0.95	0.7%		35
822D2	Lamoni silty clay loam	0.18	0.1%		14
Weighted Average					63.5



TRACT 2 consists of 200 acres m/l including approximately 179.1 tillable acres with a CSR2 of 66.9. The farm contains high quality soils like Sharpsburg, Colo, and Shelby silty clay loam. Tract 2 is located just off of County Road N72 on the north side of 210th Street in Section 29 of Prussia Township.

Taxes: \$4,524

Directions: From Fontanelle, head north on County Road N72 for approximately 4.4 miles. When you reach 210th St, head east for 0.5 mile. The farm will be on the north side of the road.

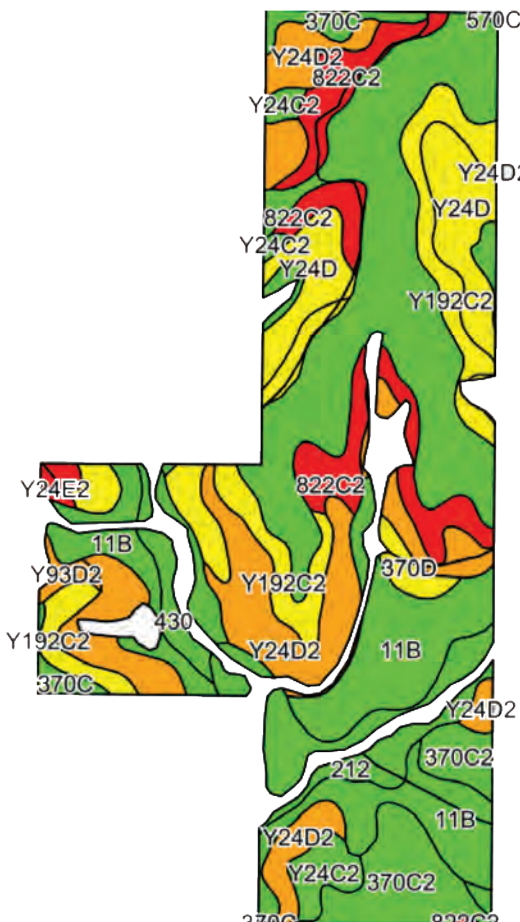


TRACT 2 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370C	Sharpsburg silty clay loam	41.91	23.4%		82
11B	Colo	29.48	16.5%		80
Y24D2	Shelby clay loam	27.74	15.5%		49
Y192C2	Adair clay loam	15.47	8.6%		51
822C2	Lamoni silty clay loam	14.68	8.2%		38
Y24D	Shelby loam	14.62	8.2%		52
370C2	Sharpsburg silty clay loam	11.26	6.3%		80
212	Kennebec silt loam	9.92	5.5%		91
430	Ackmore silt loam	4.56	2.5%		77
Y24C2	Shelby clay loam	3.96	2.2%		73
370D	Sharpsburg silty clay loam	3.30	1.8%		59
Y93D2	Shelby-Adair silt loams	1.09	0.6%		41
Y192D2	Adair clay loam	0.52	0.3%		29
Y24E2	Shelby clay loam	0.52	0.3%		35
570C	Nira silty clay loam	0.07	0.0%		76
Weighted Average					66.9

FSA Information

Corn: 165.5 base acres with a PLC Yield of 112
Beans: 55.17 base acres with a PLC Yield of 32
Farm is currently enrolled in ARC-CO.
Wetland Determination has not been completed.
*Farm Program Information includes combined data from Tract 2 & Tract 3.



TRACT 3 consists of 80.51 acres m/l including approximately 63.27 tillable acres carrying a 56.6 CSR2. The farm contains high quality soils like Sharpsburg and Colo silty clay loam. Tract 3 is located southwest of the intersection of County Road N72 and 200th Street in Section 30 of Prussia Township.

Taxes: \$1,308

Directions: From Fontanelle, head north on Co Rd N72 for approximately 4.5 miles. The farm will be on the west side of the road.

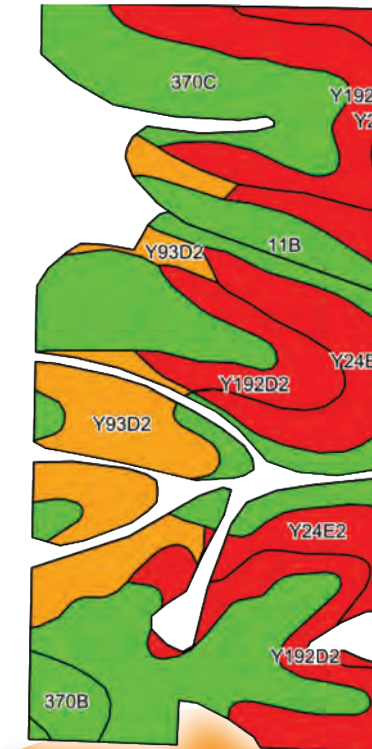


TRACT 3 TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370C	Sharpsburg silty clay loam	20.89	33.0%		82
Y192D2	Adair clay loam	14.17	22.4%		29
Y24E2	Shelby clay loam	9.82	15.5%		35
Y93D2	Shelby-Adair clay loams	9.61	15.2%		41
11B	Colo	7.23	11.4%		80
370B	Sharpsburg silty clay loam	1.55	2.4%		90
Weighted Average					56.6

FSA Information

Corn: 165.5 base acres with a PLC Yield of 112
Beans: 55.17 base acres with a PLC Yield of 32
Farm is currently enrolled in ARC-CO.
Wetland Determination has not been completed.
*Farm Program Information includes combined data from Tract 2 & Tract 3.



PEOPLES COMPANY.COM | LISTING #14064



12119 Stratford Dr, Ste B
Clive, Iowa 50325

PeoplesCompany.com

FEBRUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

Adair County Fairgrounds
4H & FFA Building
900 NE Elm Street
Greenfield, IA 50849

AUCTION TERMS & CONDITIONS

Auction Method: Farm will be offered in three separate tracts. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Adair 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 Adair 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 Friday, March 23rd, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Full possession of the farm will be given at closing, subject to tenant rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for crop year 2018.

Contract & Title: Immediately upon 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. 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.

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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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.

AUCTION DETAILS

FRIDAY, FEBRUARY 9, 2018 AT 10:00 AM

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