



120.67 acres m/l

OFFERED IN 4 TRACTS

DATE & TIME

Friday, October 27th, 2023 | 10:00 AM

AUCTION & LOCATION

American Legion Hall
105 W 1st Ave | Indianola, IA 50125

DARAN BECKER

☎ 515.979.3498

✉ Daran@PeoplesCompany.com

Warren County Farmland Auction

ALLEN FAMILY FARM

PEOPLES COMPANY is pleased to represent the Allen Family in the sale of their family farm located just a few miles northeast of Milo, Iowa. This auction will consist of 120.67 acres m/l offered in four tracts via the buyer's choice method, where the winning bidder has the choice to take one or all of the tracts offered. The auction will take place on **Friday, October 27th, 2023 at 10:00 AM** at the American Legion Hall in Indianola, IA. This opportunity has a little something for everyone with building sites on the highway and highly tillable farmland tracts!

TRACT 1: 70.67 Acres M/L, carrying an estimated 65.05 tillable acres with a CSR2 of 82.1.

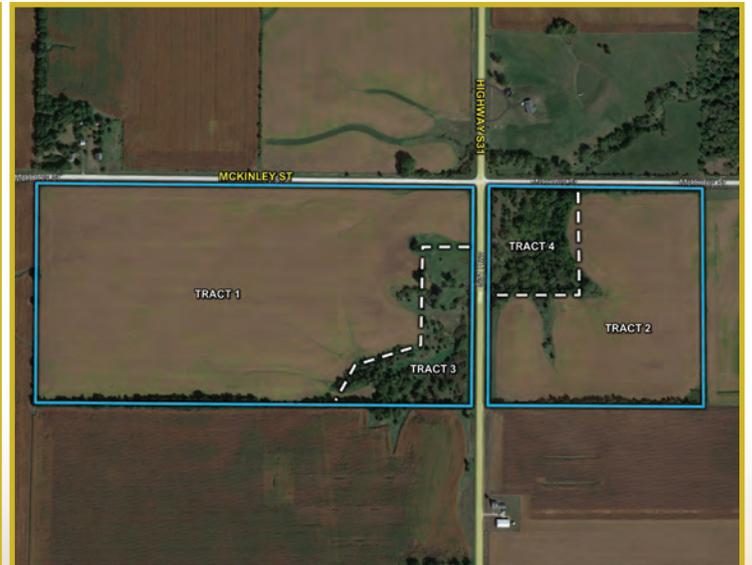
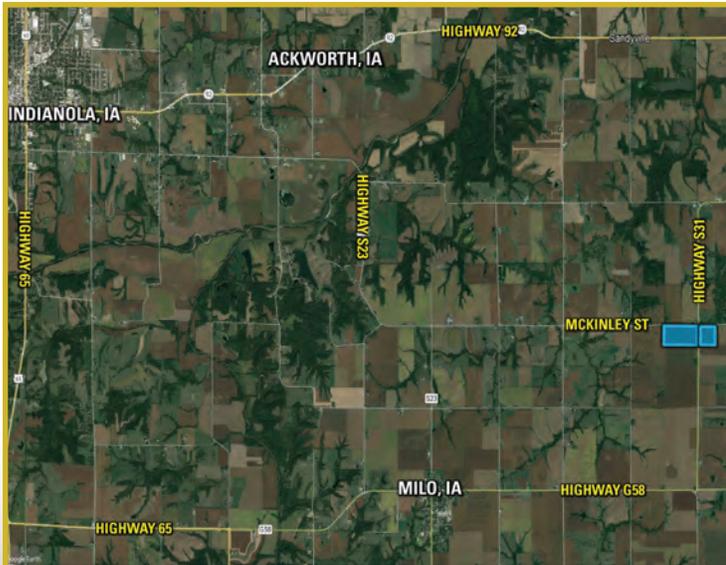
TRACT 2: 30 Acres M/L, carrying an estimated 25.73 estimated tillable acres with a CSR2 rating of 80.

TRACT 3: 10 Surveyed Acres, with building site opportunities on pavement. Rural water and electricity are at the road.

TRACT 4: 10 Surveyed Acres, with building site opportunities on pavement. Rural water and electricity are at the road.

There are 90.78 acres m/l of high-quality tillable ground boasting a **CSR2 average of 80.4** between tracts 1-2. Making these tracts a great opportunity to add to your farming operation or investment portfolio. The sale will also include two separate building sites, both with highway frontage, with rural water and electricity available. This is your chance to own a high-quality farm in a very strong area with excellent access to several grain marketing locations, don't miss out on this one.

DIRECTIONS



From the intersection of Highway 65 and Highway 92 head east on Highway 92. After 10.75 miles turn south onto Highway S31. In 4 miles you will arrive at all tracts being offered

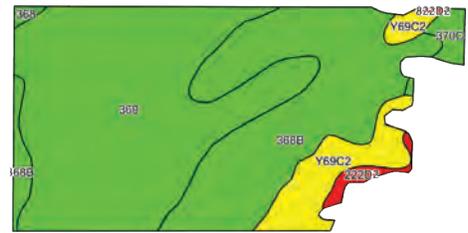
CONTACT

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TRACT 1

Tract 1 includes 70.67 acres m/l with frontage on both S31 Highway and McKinley Street. There are an estimated 65.05 tillable acres with primary soil types of Winterset and Macksberg soils carrying a CSR2 of 82.1. This is a highly tillable tract with nearly 89% of the tillable acres carrying a CSR2 rating above 80. This kind of quality is hard to find and very rarely becomes available in Warren County.



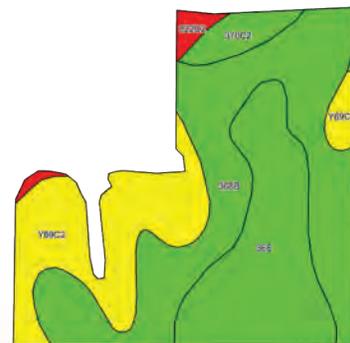
ESTIMATED TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
369	Winterset silty clay loam	33.47	51.4%	■	84
368B	Macksburg silty clay loam	22.87	35.2%	■	89
Y69C2	Clearfield silty clay loam	6.16	9.5%	■	56
370C	Sharpsburg silty clay loam	1.25	1.9%	■	81
222D2	Clarinda silty clay loam	0.92	1.4%	■	17
368	Macksburg silty clay loam	0.31	0.5%	■	93
822D2	Lamoni silty clay loam	0.08	0.1%	■	10

Weighted Average 82.1

TRACT 2

Tract 2 is a 30-acre m/l parcel with frontage on both S31 Highway and McKinley Street. This tract has an estimated 25.73 tillable acres with a CSR2 of 80. The primary soil types on this farm are Macksburg, Clearfield, and Sharpsburg. This is a smaller piece of high-quality tillable ground that will make an excellent addition to your farming operation or a great location to build your dream home.



ESTIMATED TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
368B	Macksburg silty clay loam	11.08	43.1%	■	89
368	Macksburg silty clay loam	6.75	26.2%	■	93
Y69C2	Clearfield silty clay loam	6.32	24.6%	■	56
370C2	Sharpsburg silty clay loam	1.07	4.2%	■	80
822D2	Lamoni silty clay loam	0.51	2.0%	■	10

Weighted Average 80

TRACT 3

Tract 3 is a 10-acre m/l building site with an existing driveway to the S31 highway. It is an excellent location to build your forever home with mature timber, highway access, and utilities located on the west side of the road. There are several building site locations on this property and plenty of room for an additional shop or livestock barn. Building sites like these are hard to find.



TRACT 4

Tract 4 is a beautiful 10-acre m/l building site that sits on the corner of S31 Highway and McKinley Street. The lot sets up perfectly for a walk-out building plan with plenty of room for an additional shop or garage. The mature timber and possible pond sites create a park-like setting perfect for your dream home. Electric runs on the south side of McKinley Street and is serviced by Mid-American Energy. Rural water is on the west side of S31 and is serviced by Warren Rural Water. Come take a look and dream about the possibilities.





AUCTION TERMS & CONDITIONS

Auction Method: The 4 tracts will be offered via Public Auction and will take place at 10:00 AM at the American Legion Hall in Indianola, Iowa. The four tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or all of the tracts for their high bid. The "Buyer's Choice Auction Method" 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. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. The seller reserves the right to accept and reject any and all bids.

Tract 1: 70.67 Acres M/L

Tract 2: 30 Acres M/L

Tract 3: 10 Surveyed Acres M/L

Tract 4: 10 Surveyed 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 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 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 Settle Up Iowa Trust Account.

Closing: Closing for Tracts 1-2 will occur on or before Wednesday, December 13th, 2023. Closing for Tracts 3-4 will occur on Wednesday, January 10th, 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.

Farm Lease: The farm is open for the 2024 cropping 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.

Surveys: A survey will be completed by the Seller. The farmland acres are subject to change after the survey has been completed, but prior to 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. 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17025



SCAN THE QR CODE
FOR MORE INFO

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