

# CASS COUNTY

FARMLAND AUCTION



160 ACRES M/L



APRIL  
12<sup>TH</sup>



PROPERTY ADDRESS: 730TH STREET, MASSENA, IOWA 50853

## AUCTION DETAILS

Thursday, April 12, 2018 at 10:00 AM  
Cumberland Community Building  
200 E 2nd Street, Cumberland, Iowa 50843



Andrew Zellmer: 712.898.5913  
Matt Adams: 515.423.9235

[PeoplesCompany.com](http://PeoplesCompany.com)

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## FARMLAND AUCTION

### 160 ACRES M/L

Peoples Company is proud to offer 160 acres m/l of Cass County, Iowa farmland at public auction. This tract has approximately 145.65 m/l FSA cropland acres with a CSR2 of 60.3. In addition to the high quality farm ground, this tract also offers a MidAmerican Wind Turbine with a payment in 2018 of \$7,925.93. The payment was made in January of 2018 and will be prorated to the date of closing. Many improvements have been made on the farm over the last five years with over 19,360 feet of 4 inch and 8 inch drainage tile installed and \$23,600 in tree removal, waterway work, and building site removal for optimum drainage and productivity. The farm is leased for the 2018 crop year and the buyer will assume the lease and receive a credit for \$28,420 at closing. Don't miss your chance to own a nice southwest Iowa farm with extra income from a MidAmerican wind turbine lease. The farm is located just south of Massena, Iowa and in Section 32 of Victoria Township.

#### LEGAL DESCRIPTION

The SW 1/4 of Section 32, Township 74 North, Range 34 West in Victoria Plat and entirely located in Cass County, IA.

#### FARM DETAILS

FSA Cropland Acres: 145.65, Base Acres: 90.1  
Corn Base: 56.7 Base Acres with a PLC Yield of 164  
Oat Base: 22.9 Base Acres with a PLC Yield of 52  
Wheat Base: 10.5 Base Acres with a PLC Yield of 37

#### RECENT IMPROVEMENTS TO FARM

Over \$23,600 of excavating and dozer work completed  
Approximately 19,360 feet of 4 inch and 8 inch tile installed  
Building site removed and converted to tillable acres  
Drainage ditch dug for optimum drainage tile outlet

#### ADDITIONAL INFO

MidAmerican Energy Wind Turbine Payments:  
2016: \$7,618.16    2019 Estimate: \$8,084.45  
2017: \$7,770.52    2020 Estimate: \$8,246.14  
2018: \$7,925.93

The farm is leased for 2018. The lease is based on 142.1 acres x \$200/acre with a flex provision.  
Please contact the agents for more details.

#### DIRECTIONS











From Massena, Iowa: Travel south on State Hwy 148 for 5.5 miles until Yankton Road. Turn right (west) for 2 miles until 730th St. Turn left (south) and travel 1/2 mile. Property located on the east side of the road.

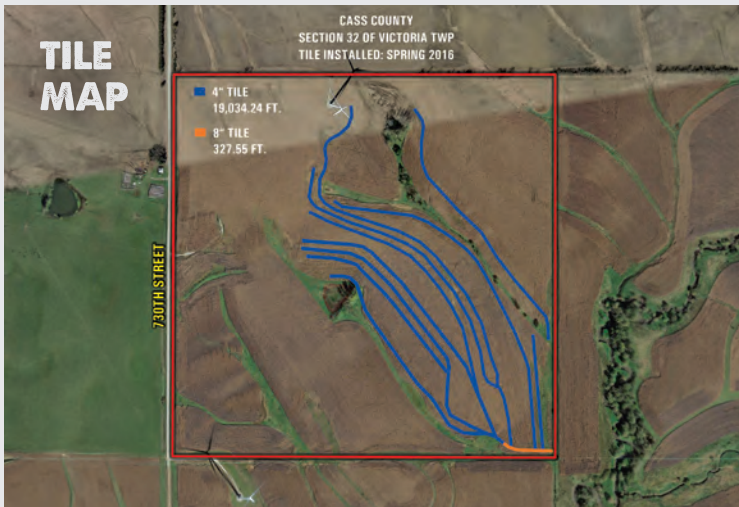
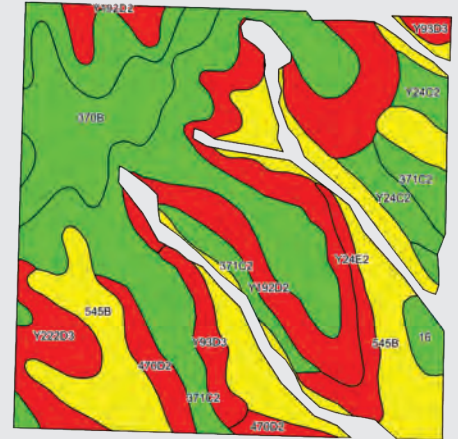


For more information, photos, maps, and aerial drone video please visit [PeoplesCompany.com](http://PeoplesCompany.com) and look up Listing #14119



# TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
371C2	Sharpsburg-Nira complex	44.58	30.6%		79
545B	Zook-Ely-Gullied land complex	33.89	23.3%		63
Y192D2	Adair clay loam	25.38	17.4%		29
370B	Sharpsburg silty clay loam	14.65	10.1%		90
Y222D3	Clarinda silty clay loam	6.67	4.6%		16
Y24C2	Shelby clay loam	5.29	3.6%		73
470D2	Lamoni-Shelby complex	4.63	3.2%		27
Y93D3	Shelby-Adair clay loams	4.51	3.1%		32
Y24E2	Shelby clay loam	4.12	2.8%		35
16	Nodaway-Kennebec complex	1.93	1.3%		85
		145.65	Weighted Average		60.3



## TERMS & CONDITIONS

**Auction Method:** Farm will be offered in one individual tract. All bids will be on a price per acre amount.

**Farm Program Information:** Farm Program Information is provided by the Cass 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 Cass 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 Thursday, May 24th, 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 farm is leased for the 2018 crop year.

**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.



12119 Stratford Dr, Ste B  
Clive, IA 50325

[PeoplesCompany.com](http://PeoplesCompany.com)

APRIL						
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
29	30					

### Cumberland Community Building

200 E 2nd Street, Cumberland, Iowa 50843

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