

Clarke County FARMLAND AUCTION

LISTING #: 14316



80

Acres M/L



NOVEMBER 30TH, 10:00 AM

The Meeting Place
1003 N Main St.
Osceola, IA 50213

DARAN BECKER: 515-979-3498
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Clarke County

FARMLAND AUCTION

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DESCRIPTION

80 acres M/L of high quality Clarke County farmland to be sold at auction on November 30th, 2018. The Auction will be held at The Meeting Place in Osceola at 10:00 AM. The farm includes high quality tillable, excellent pasture and a 2 acre building site on pavement. The farm will be sold in three seperate tracts with the possibility of combining all three tracts.

ONLINE BIDDING AVAILABLE

Not able to make it to the live auction but still want to bid from your computer or smartphone? 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 on your phone.



FARM DETAILS

Total FSA Cropland: 46.76 acres

Corn: 37 base acres with a PLC yield of 98

Soybeans: 8 base acres with a PLC yield of 41

If sold seperately all farm program information will be reconstituted by the Clarke County FSA.

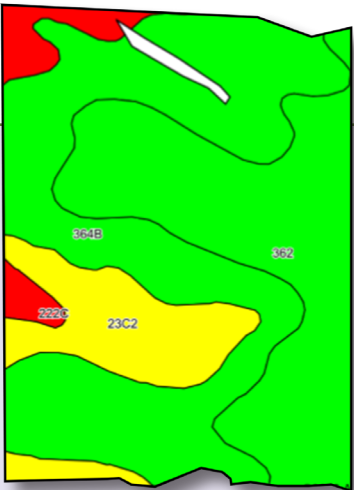
DIRECTIONS

From Osceola, IA head south on Interstate 35 for approximately 3.6 miles. Take exit 29 toward Elk Street and go west for 0.4 miles, the farm is on the west side of Elk Street as it curves south.



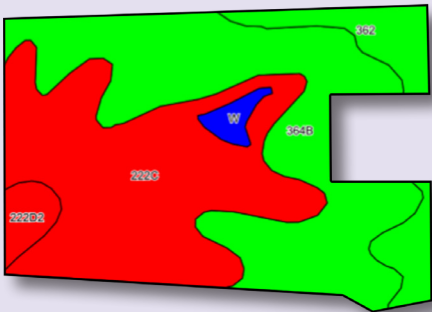
TRACT 1 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
364B	Grundy silty clay loam, 2 to 5 percent slopes	22.91	46.0%		72
362	Haig silt loam, 0 to 2 percent slopes	17.45	35.1%		83
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	6.98	14.0%		62
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.42	4.9%		37
Weighted Average					72.8



TRACT 2 TILLABLE SOILS CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
364B	Grundy silty clay loam, 2 to 5 percent slopes	10.24	42.7%		72
222C	Clarinda silty clay loam, 5 to 9 percent slopes	10.05	41.9%		37
362	Haig silt loam, 0 to 2 percent slopes	2.55	10.6%		83
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.75	3.1%		26
W	Water	0.41	1.7%		0
Weighted Average					55.8



TRACT 1

Tract 1 will be offered as 54 acres m/l. This tract consists of 49.76 FSA cropland acres with a CSR2 of 72.8. Primary soil types on the tillable acres include Grundy and Haig. The tillable acres are tiled and terraced. Its hard to find a higher CSR2 farm in Clarke County. Don't miss out.

DETAILS

Acres: 54.00 Acres M/L

Parcel Number: 09193, 09192

CSR2: 72.80



TRACT 2

Tract 2 will be sold as 24 acres m/l. With the farms proximity to Interstate 35, tract 2 offers a great location to build your dream home. This tract is currently in pasture and features a nice pond with beautiful views.

DETAILS

Acres: 24.00 Acres M/L

Parcel Number: 09193

CSR2: 55.80



TRACT 3

Tract 3 will be sold as 2 acres m/l, featuring a 1,383 Sq/ft, 3 bedroom 2 1/2 bath home with a full basement and attached garage. The house has had a fire in the basement and will require significant repairs before it would be considered livable, it will be sold as is where is.

DETAILS

Acres: 2.00 Acres M/L

Parcel Number: 09193



This tract also features a 1,200 Sq/ft pole building built in 2004 in good condition and several other outbuildings including a 549 Sq/ft primitive house and a small pole barn. If sold seperately this tract will be surveyed and marked at the corners. The property lines will not be on the current fence line and it will be up to the buyers at the buyers expense to install the fence.

Clarke County FARMLAND AUCTION

NOVEMBER 30TH, 10:00 AM

THE MEETING PLACE
1003 N MAIN ST.
OSCEOLA, IA 50213



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AUCTION TERMS & CONDITIONS

Sale Method: The property will be offered in three individual tracts. Tracts 1 and 2 will be sold on a price per acre basis, while tract 3 will be sold by the whole dollar amount. The option to combine all three tracts will be offered.

Farm Program Information: Farm Program Information is provided by the Clarke 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 Clarke 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 Peoples Company's Trust Account.

Closing: Closing will occur on or about January 12, 2019. 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 granted at closing, subject to tenant's rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 season.

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 financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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, 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 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.