

*Greene County*  
**LAND AUCTION**

**153.07 ACRES M/L TO BE SOLD AS TWO TRACTS | *Listing #14630***

**Friday, September 27th at 10:00 AM**  
**Scranton Community Center**  
**900 Madison Street**  
**Scranton, Iowa 51462**

# Greene County LAND AUCTION

Peoples Company is offering 153.07 gross surveyed acres of high quality farmland located in Greene County, Iowa and to be sold as two individual tracts. The auction will take place on Friday, September 27th at 10:00 AM and be held at the Scranton Community Center in Scranton, Iowa. **Rare opportunity to bid on farmland in an area where land seldom makes it to the open market and that has been owned by the Morlan Family for almost 60 years.**

**Tract 1** consists of 67.73 surveyed acres with 65.89 FSA tillable acres and a CSR2 rating of 80.8.

**Tract 2** consists of 85.34 surveyed acres with 79.08 FSA tillable acres and a CSR2 rating of 85.6.

Both tracts 1 and 2 have been surveyed and surveys will be recorded prior to closing. The property boundaries for both tracts include a buffer between the tillable farmland and the timber acres that border the farmland to limit wildlife crop loss. Both tracts also have a high percentage of tillable acres and include top producing soil types including Webster and Nicollet Loams. There are several grain marketing options nearby with a variety of grain elevators and ethanol plants to deliver grain to. Conservation practices have been actively applied with established waterways and terraces to prevent erosion. Tracts are located just northwest of Scranton, Iowa in Section 17 of Kendrick Township and have great access to US Hwy 30 and Co Rd N58 by way of gravel roads 185th Street and C Avenue.

The farmland will be sold as two individual tracts using the "Buyers Choice" auction method. Tracts 1 and 2 will be sold on a price per acre basis and will be offered through the sales method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety at the conclusion the auction.

## Contact

**Matt Adams: 515.423.9235**  
**Matt@PeoplesCompany.com**



For more information visit  
**PeoplesCompany.com | Listing #14630**

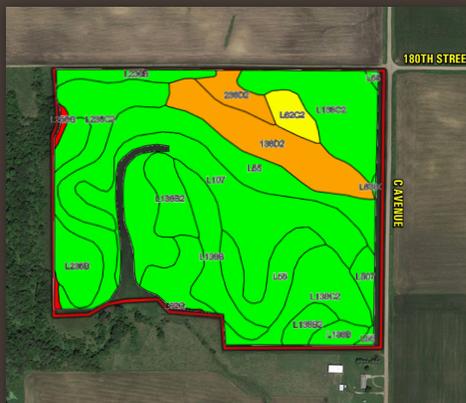
## Tract 1 Description

Tract 1 includes 67.73 acres m/l of productive Greene County farmland consisting 65.89 FSA tillable acres with a CSR2 value of 80.8. Primary soil types include Clarion loam, Nicollet loam, and Webster Clay loam. This property is located northwest of Scranton, Iowa in Section 17 of Kendrick Township, Greene County with immediate access by way of gravel road C Avenue.



## Tract 1 Directions

From Scranton, Iowa: Travel north out of Scranton on Iowa Highway 25 / E Avenue for 2 miles until reaching 210th Street. Turn left (west) on 210th Street for 1 mile until reaching D Avenue. Turn right (north) on D Avenue for 2.5 miles until reaching 185th Street. Turn left (west) on 185th Street for 1 mile until reaching C Avenue. Turn right (north) on C Avenue for 1/2 mile and Tract 1 will be on the left side (west) of the road. Look for Peoples Company signs.



## Tract 1 Farm Details

Estimated FSA Cropland Acres: 65.89

Corn: 34.15 Estimated Base Acres with a PLC Yield of 154

Soybeans: 31.74 Estimated Base Acres with a PLC Yield of 42

\* Farm Program Information is estimated and Base Acres will be adjusted per the default method when the farm is reconstituted by the Greene County FSA Office.

## Tract 1 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138C2	Clarion loam, Bemis moraine	12.73	19.3%		83
L107	Webster clay loam, Bemis moraine	12.65	19.2%		88
L55	Nicollet loam	11.63	17.7%		91
138D2	Clarion loam	6.09	9.2%		50
L236C2	Lester loam, Bemis moraine	5.85	8.9%		77
L236B	Lester loam, Bemis moraine	4.90	7.4%		85
L138B	Clarion loam, Bemis moraine	4.46	6.8%		88
L138B2	Clarion loam, Bemis moraine	3.41	5.2%		85
236D2	Lester loam, Bemis moraine	1.50	2.3%		49
L62C2	Storden loam, Bemis moraine	1.37	2.1%		64
L507	Canisteo clay loam, Bemis moraine	0.86	1.3%		87

**Weighted Average CSR2: 80.8**

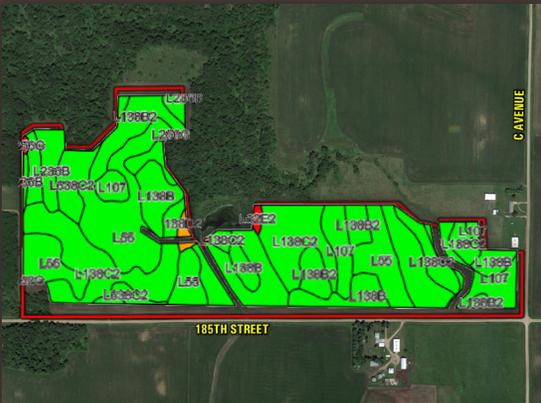
## Tract 2 Description

Tract 2 includes 85.34 acres m/l of productive Greene County farmland consisting of 79.08 FSA tillable acres with a CSR2 value of 85.6. Primary soil types include Clarion loam, Nicollet loam, and Webster Clay loam. This property is located northwest of Scranton, Iowa in Section 17 of Kendrick Township, Greene County with immediate access by way of gravel road 185th Street.



## Tract 2 Directions

From Scranton, Iowa: Travel north out of Scranton on Iowa Highway 25 / E Avenue for 2 miles until reaching 210th Street. Turn left (west) on 210th Street for 1 mile until reaching D Avenue. Turn right (north) on D Avenue for 2.5 miles until reaching 185th Street. Turn left (west) on 185th Street for 1 mile until reaching C Avenue. Tract 2 will be to the northwest at the intersection of 185th Street and C Avenue. Look for Peoples Company signs.



## Tract 2 Farm Details

Estimated FSA Cropland Acres: 79.08

Corn: 40.98 Estimated Base Acres with a PLC Yield of 154

Soybeans: 38.10 Estimated Base Acres with a PLC Yield of 42

\*Farm Program Information is estimated and Base Acres will be adjusted per the default method when the farm is reconstituted by the Greene County FSA Office.

## Tract 2 Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138C2	Clarion loam, Bemis moraine	21.01	26.6%		83
L55	Nicollet loam	17.71	22.4%		91
L107	Webster clay loam, Bemis moraine	12.77	16.1%		88
L138B	Clarion loam, Bemis moraine	11.79	14.9%		88
L138B2	Clarion loam, Bemis moraine	7.21	9.1%		85
L638C2	Clarion-Storden complex, Bemis moraine	3.74	4.7%		75
L236B	Lester loam, Bemis moraine	2.53	3.2%		85
L236C	Lester loam, Bemis moraine	1.32	1.7%		81
138D2	Clarion loam	0.48	0.6%		50
L62E2	Storden loam, Bemis moraine	0.32	0.4%		32
L256G	Lester-Belview complex, Bemis moraine	0.20	0.3%		9

**Weighted Average CSR2: 85.6**

## Auction Terms & Conditions

**Auction Method:** Tracts 1 and 2 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

**Farm Program Information:** Farm Program Information is provided by the Greene 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 Greene 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 Friday, November 8th, 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 given at Closing, Subject to Tenants Rights.

**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 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, 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.

# September

S	M	T	W	Th	F	S
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	<b>27</b>	28
29	30					

10:00 a.m.

## Location

Scranton Community Center  
900 Madison Street  
Scranton, Iowa 51462

## Seller

Morlan Family

## Contact

Matt Adams: 515.423.9235  
Matt@PeoplesCompany.com



12119 Stratford Drive, Ste B  
Clive, IA 50325  
PeoplesCompany.com

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.



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