

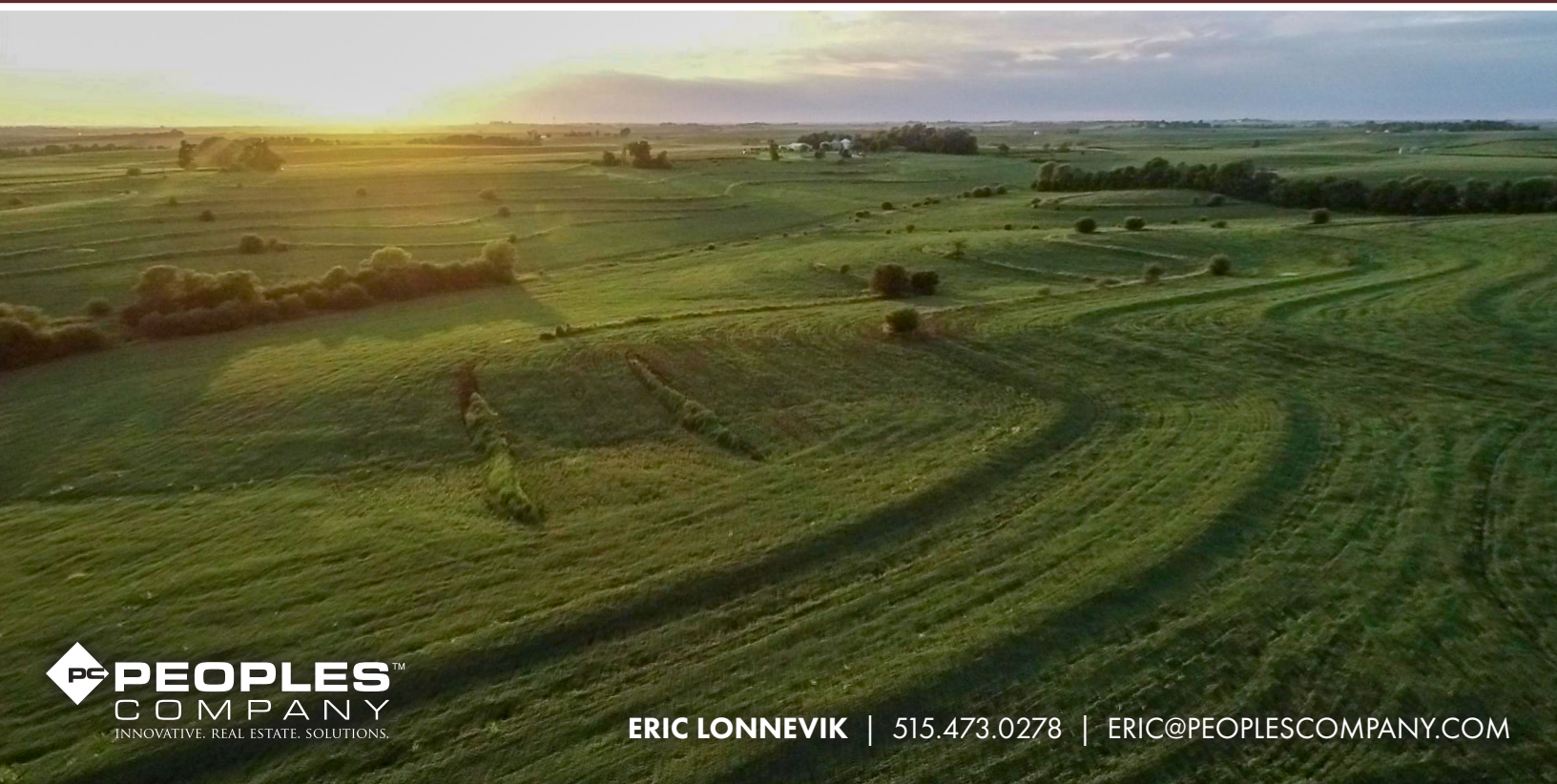
Page County | *Listing #14658*
**FARMLAND
AUCTION**

254
ACRES M/L
Selling in Two Tracts



TUESDAY, OCTOBER 29, 2019 | 10:00 AM | ELKS LODGE | 701 S FREMONT ST | SHENANDOAH, IA 51601

This auction will be held in conjunction with Listing #14703



Tract 1 | 110TH STREET AND A AVENUE, ESSEX, IA 51638

Tract 1 consists of 99 acres m/l including approximately 98.37 FSA tillable acres carrying a 74.7 CSR2. Primary soil types on the tillable acres include Exira, Colo-Judson, and Marshall silty clay loam with approximately 62% of the tillable acres carrying a CSR2 of 80 or greater. Extensive terracing and tile work has been completed. Farm is located northwest of the intersection of A Avenue and 110th Street in Section 6 of Pierce Township.

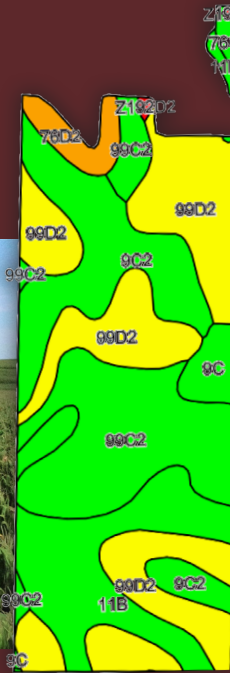
FARM DETAILS

FSA Cropland Acres: 98.37

Corn: 43.69 Base Acres with a PLC Yield of 123.

Soybeans: 34.34 Base Acres with a PLC Yield of 42.

Farm is enrolled in ARC-CO.



Tract 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
99D2	Exira silty clay loam	33.13	33.7%		59
99C2	Exira silty clay loam	22.66	23.0%		87
11B	Colo-Judson silty clay loams	17.85	18.1%		80
9C2	Marshall silty clay loam	17.28	17.6%		87
76D2	Ladoga silt loam	3.14	3.2%		49
9C	Marshall silty clay loam	3.06	3.1%		89
76C2	Ladoga silt loam	0.85	0.9%		75
Z192D2	Adair clay loam	0.40	0.4%		14
Weighted Average					74.7

Tract 2 | HIGHWAY M48, COIN, IA 51636

Tract 2 consists of 155 acres m/l including approximately 146.74 FSA tillable acres carrying a 71.6 CSR2. Primary soil types on this tract include Exira, Colo-Judson and Marshall silty clay loam with approximately 50% of the tillable acres carrying a CSR2 of 80 or greater. Extensive terrace and tile work has been completed. Tract 2 is located along the west side of Hackberry Ave/Hwy M48 in Section 8 of Lincoln Township.

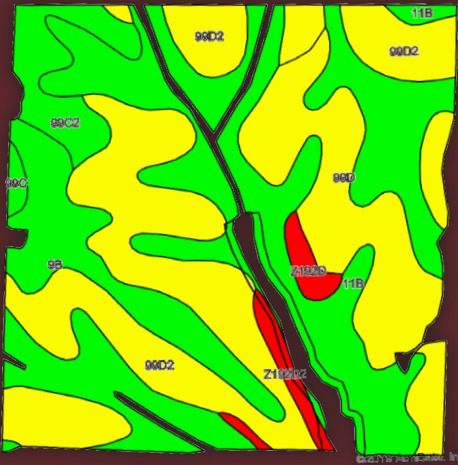
FARM DETAILS

FSA Cropland Acres: 146.74

Corn: 65.19 Base Acres with a PLC Yield of 123

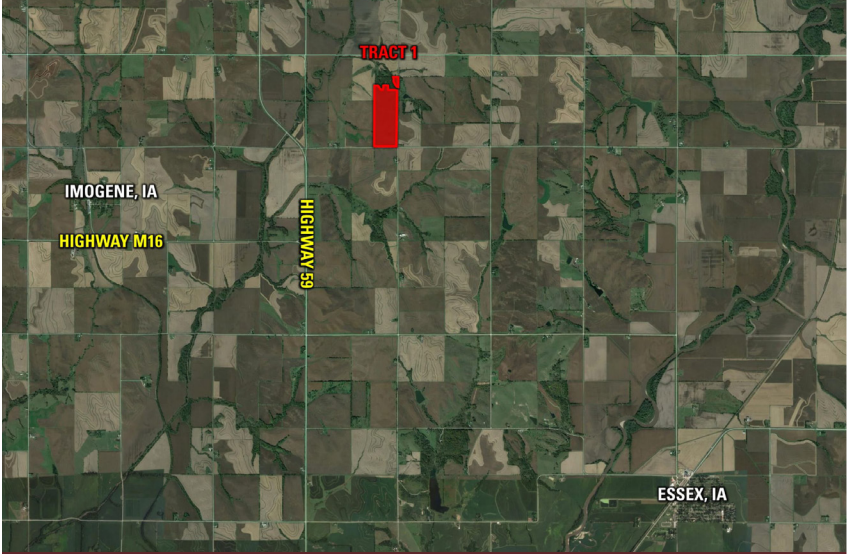
Soybeans: 51.24 Base Acres with a PLC Yield of 42

Farm is enrolled in ARC-CO



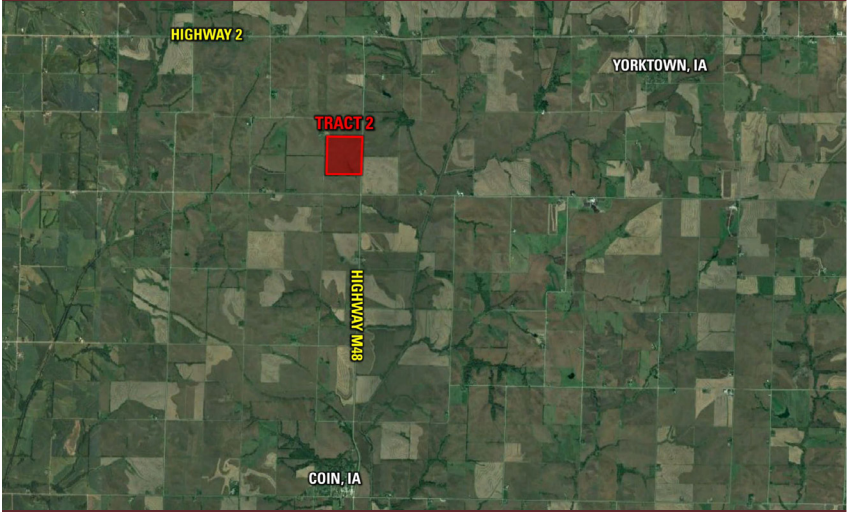
Tract 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
99D2	Exira silty clay loam	46.78	31.9%		59
11B	Colo-Judson silty clay loams	41.45	28.2%		80
9B	Marshall silty clay loam	23.87	16.3%		95
99D	Exira silty clay loam	21.96	15.0%		62
99C2	Exira silty clay loam	7.64	5.2%		87
Z192D2	Adair clay loam	2.44	1.7%		14
Z192D	Adair clay loam	1.76	1.2%		14
99C	Exira silty clay loam	0.84	0.6%		90
Weighted Average					71.6



Tract 1 DIRECTIONS

From Essex, Iowa: Travel north on Highway M41 for 1.5 miles before turning left and heading west on Highway J14. Travel east on Highway J14 for 4 miles before turning right and heading north on Highway 59. Travel North on Highway 59 for 2 miles before turning right and heading east on 110th Street. Travel east on 110th Street for .75 miles and Tract 1 will be on the north side of the road. Look for Peoples Company signs.



Tract 2 DIRECTIONS

From Coin, Iowa: Travel north on Highway M48 for 4.25 miles and Tract 2 will be on west side of the road. Look for Peoples Company signs.



AUCTION TERMS & CONDITIONS

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

Farm Program Information: Farm Program Information is provided by the Page 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 Page County FSA and NRCS offices.

Earnest Money Payment: A 15% 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 Tuesday, December 3rd, 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. 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.

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.

October

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
27	28	29	30	31		

10:00 a.m.

Location

Elks Lodge
701 South Fremont Street
Shenandoah, Iowa 51601

Contact

Eric Lonnevik
515.473.0278
Eric@PeoplesCompany.com



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

Page County FARMLAND AUCTION

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.

