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
**Soil Description**

- **Ladoga silt loam**
  - 33.7%
  - 14 Acres

- **Colo-Judson silty clay loams**
  - 80 Acres
  - 0.9%
  - 1.2%
  - 17.2%
  - 28.2%
  - 3.2%

**Legend**

- 59
- 49
- 80
- 17.6
- 31.9
- 2.4
- 0.4

**CSR2**

- 31.9%
- 2.44
- 0.40

**Acres M/L**

- 155

**Directions**

From Essex, Iowa: Travel north on Highway M48 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.

**Farm Details**

- **FSA Cropland Acres**: 98.37
- **Base Acres with a PLC Yield of 123**: 34.34
- **Crop Acres with a PLC Yield of 42**: 75.0
- **Farm is enrolled in ARC-CO.**

**Soil Types**

- **Tract 1**: Ladoga, Colo-Judson, and Marshall silt loam with approximately 50% 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.

- **Tract 2**: 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. Tract 2 is located along the west side of Hackberry Ave/Hwy M48 in Section 8 of Lincoln Township.

**Acres**

- **155 Acres M/L**
- **74.7%**

**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 Right.

**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 sole expense. Sole 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 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.

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For more information visit PeoplesCompany.com | Listing #14658
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.