



Offered in Two Tracts

LISTING #14700

NOVEMBER 19TH • 10:00 AM • FREMONT COMMUNITY CENTER • FREMONT, IOWA

Exceptional quality land located in a prime location with both an ethanol plant and a seed facility nearby



LONE SPRUCE
— Farms Inc. —

Contact

Travis Smock • 319.361.8089 Travis@PeoplesCompany.com Andrew Zellmer • 712.898.5913 Andrew Z@PeoplesCompany.com

Farmland Auction **MAHASKA COUNTY**

Tract 320th Street Fremont, IA 52561 **110 ACRES M/L**

Tract 1 consists of 110 acres with 106.77 FSA tillable acres and a CSR2 rating of 84.7, well above the county average of 68.2 CSR2. The primary soil types are Mahaska, Otley & Colo Loams. Legal access to this tract is provided through a 33 ft. wide easement located along the west side of the Southeast Quarter, of the Southwest Quarter of Section 21, Cedar Township. Contact agent for details. Farm is located just south of the Oskaloosa Municipal Airport.



330th Street & Trenton Avenue Fremont, IA 52561 **120 ACRES M/L**

Tract 2 consists of 120 acres with 115.0 FSA tillable acres and a CSR2 rating of 83.8, well above the county average of 68.2 CSR2. The primary soil types are Mahaska & Taintor Loams. Farm is located just southwest of Fremont along 330th Street and Trenton Avenue in Sections 31 & 32 of Cedar Township, Mahaska County, Iowa.



TRACT 1 Farm Details

FSA Cropland Acres: 106.77 Corn Base: 59.64 Acres with a PLC Yield of 137 Soybean Base: 44.66 Acres with a PLC Yield of 44 Net Taxes: \$3.834

Contact

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TRACT 2 Farm Details

TRACT 2

Est. FSA Cropland Acres: 115.00 Est. Corn Base: 67.27 Acres with a PLC Yield of 137 Est. Bean Base: 47.74 Acres with a PLC Yield of 44 Net Taxes: \$4.094

Andrew Zellmer • 712.898.5913 • Andrew Z@PeoplesCompany.com

Directions

Tract 1: From Fremont, travel west on Highway 23 for 1 mile to Ventura Avenue. Head south on Ventura Avenue for 1 mile to 320th Street. Travel west on 320th Street for 3/4 mile and the access will be located on the north side of the road.

Tract 2: From Fremont, travel west on Highway 23 for 1 mile to Ventura Avenue. Head south on Ventura Avenue for 1 mile to 320th Street. Travel west on 320th Street for 1 mile to Trenton Avenue. Head south on Trenton Avenue for one mile and follow curve onto 330th Street. Property is located along the south side of 330th Street.



For more information visit PeoplesCompany.com • Listing #14700



Auction Details Tuesday, November 19th • 10:00 AM



TRACT 1 *Tillable Soils Map*

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
280B	Mahaska silty clay loam	40.86	38.3%		89
281C	Otley silty clay loam	25.43	23.8%		85
133	Colo silty clay loam	18.15	17.0%		78
570C	Nira silty clay loam	11.35	10.6%		76
280	Mahaska silty clay loam	4.95	4.6%		94
570B	Nira silty clay loam	2.45	2.3%		81
11B	Colo-Ely complex	1.83	1.7%		86
279	Taintor silty clay loam	1.75	1.6%		83
			Weighted Average		84.7

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 Mahaska 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 Mahaska 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, December 20th, 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.

Fremont Community Center 215 East Main Street • Fremont, IA 52561



TRACT 2 Tillable Soils Map

Soil Description	Acres	Percent of Field	Legend	CSR2
Mahaska silty clay loam	34.64	30.1%		94
Mahaska silty clay loam	32.70	28.4%		89
Taintor silty clay loam	19.06	16.6%		83
Nira silty clay loam	10.31	9.0%		81
Clarinda silty clay loam	10.18	8.9%		38
Otley silty clay loam	5.00	4.3%		85
Colo silty clay loam	2.28	2.0%		75
Ladoga silty clay loam	0.57	0.5%		79
Otley silty clay loam	0.26	0.2%		91
		Weighted Average		83.8
	Mahaska silty clay loam Mahaska silty clay loam Taintor silty clay loam Nira silty clay loam Clarinda silty clay loam Otley silty clay loam Colo silty clay loam Ladoga silty clay loam	Mahaska silty clay loam34.64Mahaska silty clay loam32.70Taintor silty clay loam19.06Nira silty clay loam10.31Clarinda silty clay loam10.18Otley silty clay loam5.00Colo silty clay loam2.28Ladoga silty clay loam0.57	Soil DescriptionAcresof FieldMahaska silty clay loam34.6430.1%Mahaska silty clay loam32.7028.4%Taintor silty clay loam19.0616.6%Nira silty clay loam10.319.0%Clarinda silty clay loam10.188.9%Otley silty clay loam5.004.3%Colo silty clay loam0.570.5%Otley silty clay loam0.260.2%	Soil DescriptionAcresof FieldLegendMahaska silty clay loam34.6430.1%Image: Second

November								
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17	18	19	20	21	22	23		
24	25	26	27	28	29	30		
10:00 AM								

PEOPLES COMPANY INNOVATIVE. REAL ESTATE. SOLUTIONS.

> 12119 Stratford Drive, Ste B Clive, IA 50325

PeoplesCompany.com

Auction Location

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Contact

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230 Acres M/L



Farms Inc.

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.



