

324.17

ACRES M/L

OFFERED IN 3 SEPARATE TRACTS



Grace

ANDERSON

Trust

Guthrie & Adair County

LAND AUCTION

WEDNESDAY, DECEMBER 11TH, 2019 | 10:00AM

**CASEY COMMUNITY CENTER
104 W. Sherman Street
Casey, Iowa 50048**

LISTING#14704

 **PEOPLESTM
COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Tract 1 - 45.9 Acres M/L

DESCRIPTION

Tract 1 includes 45.9 acres m/l of productive Guthrie County farmland consisting of 40.83 FSA tillable acres with a CSR2 value of 80.4. Primary soil types include Colo and Judson silty clay loam. This property is located southeast of Casey, Iowa in Section 35 of Thompson Township with close proximity to Interstate 80.

FARM DETAILS

FSA Cropland Acres: 40.83

Corn: 20.9 Base Acres with a PLC Yield of 131

Soybeans: 19.9 Base Acres with a PLC Yield of 43



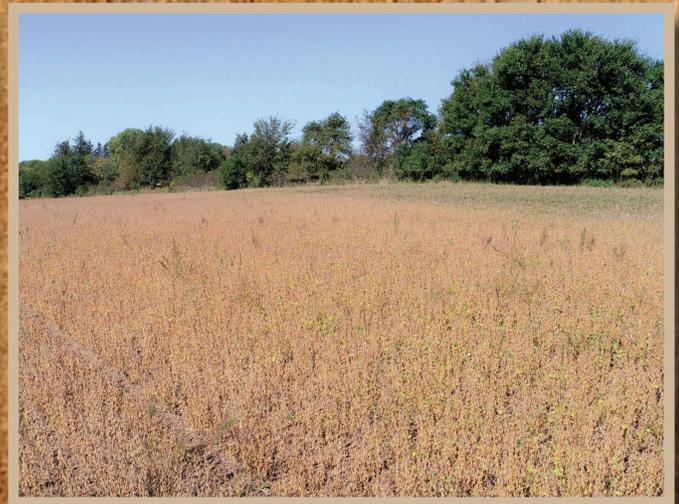
TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
133A	Colo silty clay loam	18.06	44.2%		78
8B	Judson silty clay loam	13.98	34.2%		93
370D2	Sharpsburg silty clay loam	2.39	5.9%		54
76D2	Ladoga silt loam	2.25	5.5%		49
133A+	Colo silt loam	1.47	3.6%		78
428B	Ely silty clay loam	1.36	3.3%		88
370C2	Sharpsburg silty clay loam	1.02	2.5%		80
11B	Colo-Judson silty clay loams	0.23	0.6%		80
1541	Quiver-Colo silty clay loams	0.07	0.2%		12
Weighted Average					80.4

**CSR2
80.4**



DRAINAGE TILE MAP



Tract 2 - 74.2 Acres M/L

DESCRIPTION

Tract 2 includes 74.2 acres m/l of productive Guthrie County farmland consisting of 64.54 FSA tillable acres with a CSR2 value of 74.1. Primary soil types include Colo, Zook, and Sharpsburg silty clay loam. Private drainage tile has been installed on the Tract 2 with several intakes outletting to the south and west into Middle River. This property is located southeast of Casey, Iowa in Section 36 of Thompson Township with close proximity to Interstate 80. In addition, Tract 2 contains two steel grain bins (10,000 bushel bin built in 1970 and 9,000 bushel bin built in 1977) located on the southeast corner of the property.

FARM PROGRAM DETAILS

FSA Cropland Acres: 64.54

Corn: 44.1 Base Acres with a PLC Yield of 131

Soybeans: 17.2 Base Acres with a PLC Yield of 43

**CSR2
74.1**

TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
133A	Colo silty clay loam	33.10	51.3%		78
54	Zook silty clay loam	7.83	12.1%		67
370D2	Sharpsburg silty clay loam	7.16	11.1%		54
133A+	Colo silt loam	6.70	10.4%		78
585B	Colo-Spillville complex	2.83	4.4%		83
11B	Colo-Judson silty clay loams	2.46	3.8%		80
8B	Judson silty clay loam	2.28	3.5%		93
Y24D2	Shelby clay loam	1.69	2.6%		49
370C2	Sharpsburg silty clay loam	0.49	0.8%		80
Weighted Average					74.1



DRAINAGE TILE MAP



Tract 3 - 204.07 Acres M/L

DESCRIPTION

This combination farm offers quality cropland acres, gently rolling pasture ground, and blocks of mature timber allowing for excellent hunting opportunities! Tract 3 includes 204.07 acres m/l of productive Adair County farmland consisting of an estimated 127.17 FSA tillable acres with a CSR2 value of 71.1. Primary soil types include Kennebec and Colo silt loam. Extensive private drainage tile has been installed on the Tract 3 with several intakes and terraces to manage the erosion and keep topsoil in place. In addition, there are approximately 23 acres of pasture ground with newer five-strand barbed wire perimeter fences and one cattle shed, located on the north side of the property. The farm is located southeast of Casey, Iowa in Walnut Township with close proximity to Interstate 80.

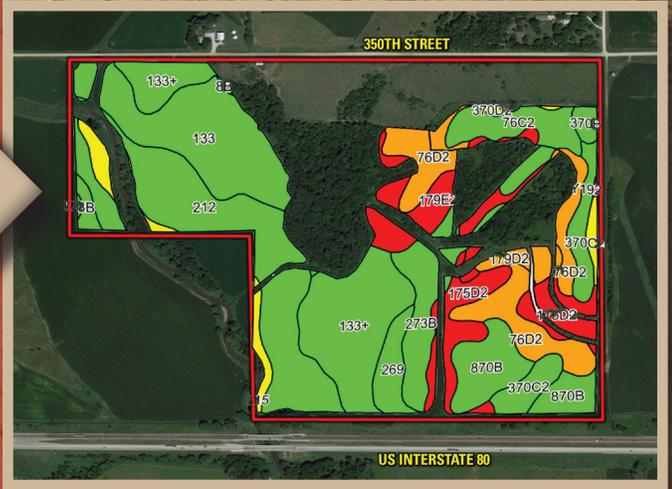
FARM DETAILS

Estimated FSA Cropland Acres: 127.17
 Corn: 102.0 Base Acres with a PLC Yield of 131
 Soybeans: 31.7 Base Acres with a PLC Yield of 43

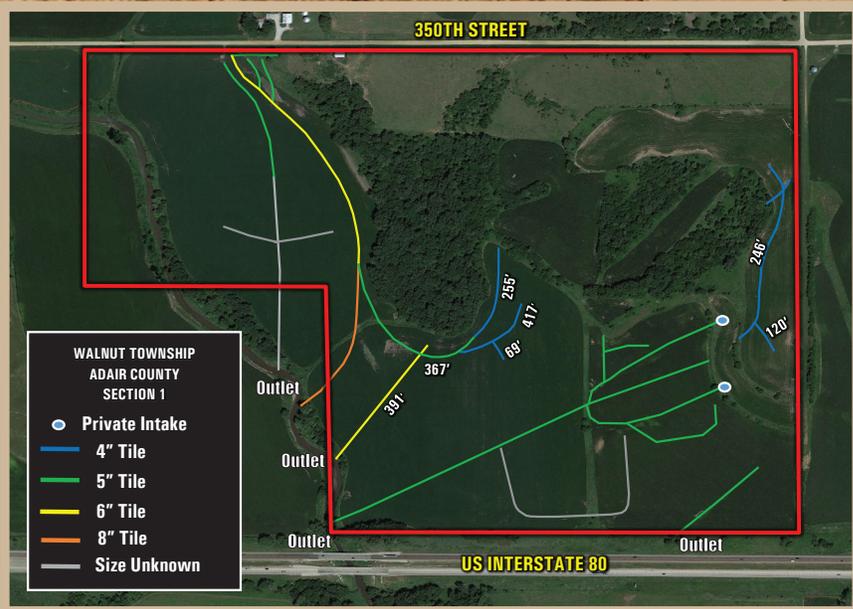
**CSR2
71.1**

TRACT 3 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
212	Kennebec silt loam	23.22	18.3%		91
133+	Colo silt loam	18.26	14.4%		78
133	Colo silty clay loam	17.49	13.8%		78
76D2	Ladoga silt loam	13.24	10.4%		49
175D2	Dickinson fine sandy loam	9.02	7.1%		20
870B	Sharpsburg silty clay loam	8.52	6.7%		91
273B	Olmitz loam	7.20	5.7%		89
179E2	Gara loam	6.87	5.4%		32
76C2	Ladoga silt loam	6.67	5.2%		75
370C2	Sharpsburg silty clay loam	5.84	4.6%		80
Weighted Average					71.1



DRAINAGE TILE MAP



CONTACT:

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 Matt@PeoplesCompany.com

LISTING#14704



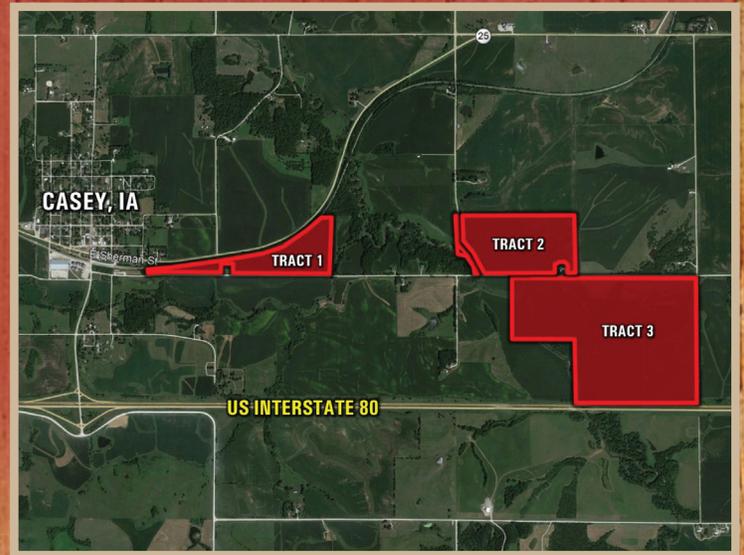
Guthrie & Adair County LAND AUCTION

Peoples Company is pleased to be representing the Anderson Family in the sale of their family's farmland located in Guthrie & Adair County! The land consists of a total of 324.17 Acres M/L and will be sold as three individual tracts. Gunnar and Grace Anderson worked side-by-side and made farming and family a life's work on these 324.17 acres m/l for almost 50 years with Grace maintaining an active interest in the farm until her passing in 2019. The soil types on this this farmland portfolio are high producing with CSR2 values well above the county averages. The average CSR2 rating for Guthrie County is 61.4 and the average CSR2 rating for Adair County is 64.

All three farms have been improved with drainage tile and intakes ranging in size from 4" lateral up to 8" tile mains. The farm lease has been a crop share lease and the current farm tenant has been in place for several years. These tracts would be a great add-on to an existing farm operation, an affordable tract for a Beginning Farmer, or a smart investment for the Buyer looking to diversify their portfolio. Grain markets are close with options between Flint Hills Ethanol Plant, Elite Octane, and a wide variety of grain elevators to utilize as well. Any and all farm leases have been terminated and the tracts are open for the 2020 crop year. The farms are located just southeast of Casey, Iowa on 350th Street within the Thompson and Walnut Townships. Mark your calendars to be with us for this opportunity to own your slice of Iowa farmland.

AUCTION METHOD:

The land will be sold as three individual tracts using the "Buyers Choice" auction method. Tracts 1, 2, & 3 will be sold on a price per acre basis, and the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all three tracts have been purchased. The three tracts will not be offered in their entirety at the conclusion the auction.



AUCTION DETAILS

Farm Program Information: Farm Program Information is provided by the Adair and Guthrie 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 Adair and Guthrie 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, January 24th, 2020. 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 Tenant's Rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2020 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 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.

12119 Stratford Drive, Suite B
Clive, Iowa 50325

PeoplesCompany.com

DECEMBER

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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				

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