

FARMLAND AUCTION DALLAS COUNTY

Hand Family

141.13 ACRES M/L OFFERED IN 2 INDIVIDUAL TRACTS

Wednesday, January 22nd, 2020 | 10:00AM
YALE COMMUNITY BUILDING
206 Main Street | Yale, Iowa 50277

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com



TRACT 1: 75.31 ACRES M/L

210TH STREET, LINDEN, IA 50146



Tract 1 will be sold as 75.31 acres m/l and consists of 67.82 FSA tillable acres with a weighted CSR2 value of 87.6. Primary soil types include highly productive Canisteo clay loam, Clarion loam, and Nicollet loam. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 21 of Lincoln Township, Dallas County and is located on the south side of 210th Street.

*Tract 1 contains a 30' wide ingress / egress easement located on the northeast corner of the tract extending to the gravel road (210th Street). For additional information, please contact Agent.

Farm Details

Estimated FSA Cropland Acres: 68.72

Corn: 35.42 Estimated Base Acres with a PLC Yield of 137

Soybeans: 33.3 Estimated Base Acres with a PLC Yield of 44

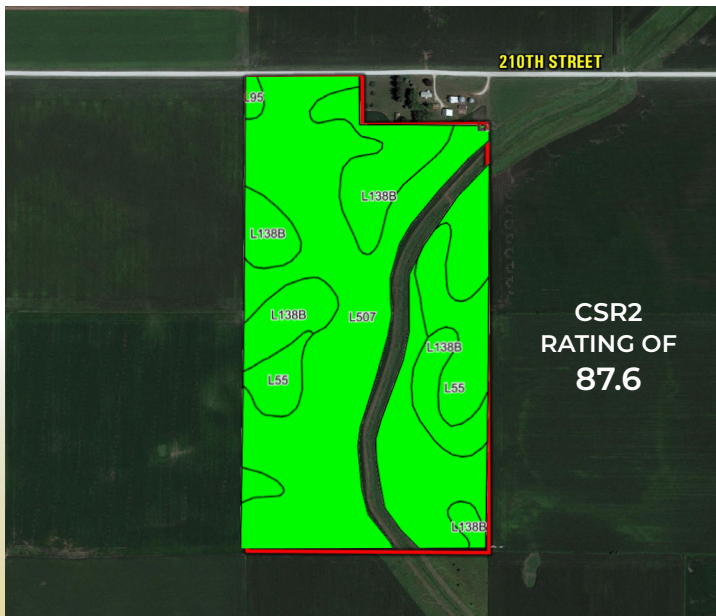
Annual Taxes

\$1,726

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	44.27	65.3%		87
L138B	Clarion loam	15.61	23.0%		88
L55	Nicollet loam	7.46	11.0%		91
L95	Harps clay loam	0.48	0.7%		75

Weighted Average 87.6



TRACT 2: 65.82 ACRES M/L

220TH STREET, LINDEN, IA 50146



Tract 2 will be sold as 65.82 acres m/l and consists of 59.89 FSA tillable acres with a weighted CSR2 value of 87.3. Primary soil types include highly productive Canisteo clay loam, Clarion loam, and Nicollet loam. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 21 of Lincoln Township, Dallas County and is located on the north side of 220th Street.

Farm Details

FSA Cropland Acres: 59.89

Corn: 31.2 Base Acres with a PLC Yield of 137

Soybeans: 28.6 Base Acres with a PLC Yield of 44

Annual Taxes

\$1,494

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L507	Canisteo clay loam	27.24	45.5%		87
L138B	Clarion loam	17.75	29.6%		88
L138C2	Clarion loam	7.54	12.6%		83
L55	Nicollet loam	7.36	12.3%		91
Weighted Average					87.3



For more information, photos, maps, and aerial drone video please visit our website.

www.PeoplesCompany.com | Listing #14788

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 both 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 Dallas 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 Dallas 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 before Wednesday, March 4th, 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.

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.

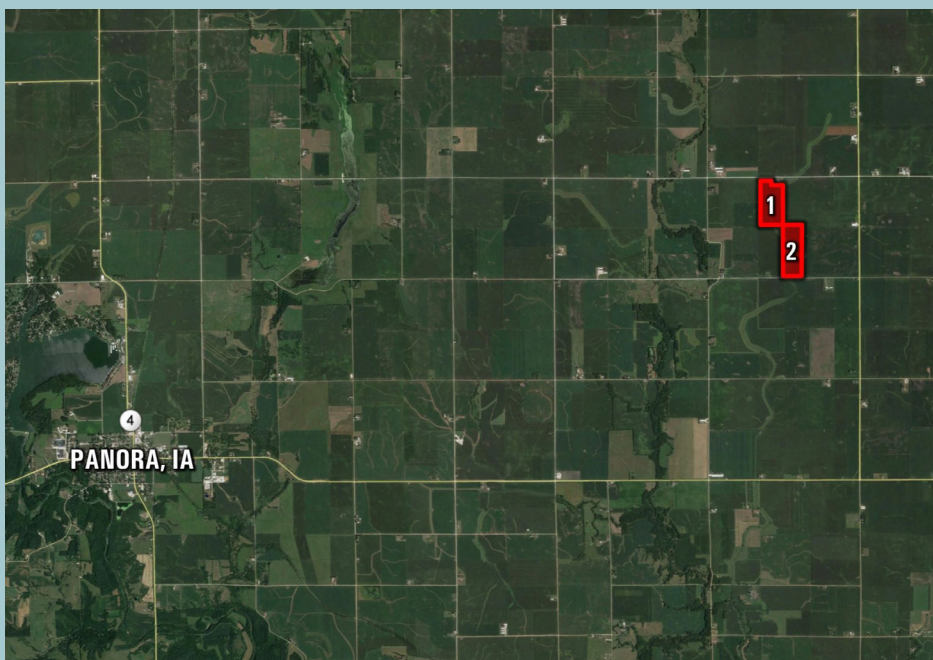
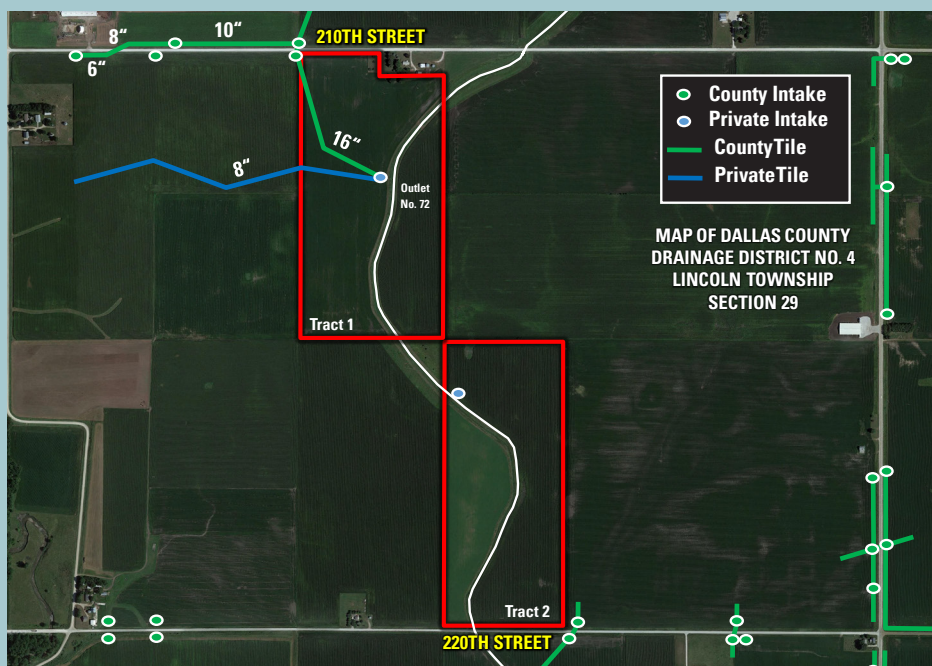
Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an “As is – Where is” basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its 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.



Peoples Company is pleased to be representing the Hand Family in the sale of their family's farmland located in Dallas County! The land consists of 141.13 acres m/l and will be sold as two individual tracts. The soil types on this farmland portfolio are high producing with CSR2 values well above the county average of 76.6.

Private and county drainage tile has been installed with several intakes located on and near the farm. County Drainage Ditch #4 meanders through the property allowing unparalleled drainage from all corners of the farm. Any and all farm leases have been terminated and the tracts are open for the 2020 crop year. These tracts would be a great add-on to an existing farm operation and/or a smart investment for the Buyer looking to diversify their portfolio. Grain markets are close with options between Flint Hills Ethanol Plant, POET Biorefining – Coon Rapids, Louis Dreyfus Company, and a variety of grain elevators to utilize as well. Mark your calendars to be with us for this opportunity to own Iowa farmland!



JANUARY 2020

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 AM

LOCATION

Yale Community Building
206 Main Street
Yale, Iowa 50277

CONTACT

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com



12119 STRATFORD DR, STE B
CLIVE, IA 50325
PEOPLES COMPANY.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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