

LISTING #14795

FREMONT COUNTY, IOWA

Farmland Auction

OFFERED IN 4 INDIVIDUAL TRACTS

Shirley Pease Estate



572.57

ACRES M/L

Friday, February 21st, 2020

Elks Lodge in Shenandoah, Iowa | 701 South Fremont Street

Mike Nelson: 641.223.2300
MikeNelson@PeoplesCompany.com

Daran Becker: 515.979.3498
Daran@PeoplesCompany.com

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COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

FREMONT COUNTY *Farmland Auction*

10:00 AM ON FRIDAY, February 21st, 2020

572.57 ACRES M/L OFFERED IN 4 INDIVIDUAL TRACTS

TRACT

1

60 ACRES M/L

410th Avenue, Shenandoah, IA



DESCRIPTION Tract 1 consists of 60 acres m/l of high quality Fremont County farmland. There are 58.3 FSA tillable acres with a CSR2 of 85.3. Primary soil types include Marshall silty clay loam and Colo-Judson silty clay loams. This property is located in Section 15 of Locust Grove Township.

Tract 1 TILLABLE SOILS MAP

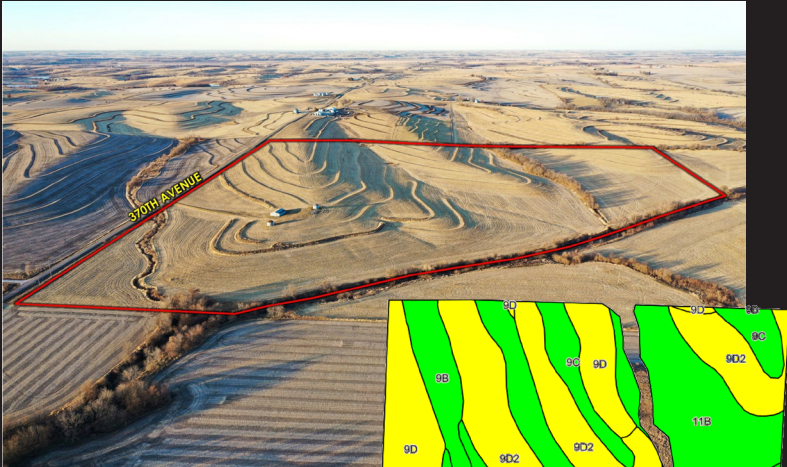
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
9A	Marshall silty clay loam	22.43	38.5%		98
9D2	Marshall silty clay loam	11.31	19.4%		61
9C2	Marshall silty clay loam	10.28	17.6%		87
11B	Colo-Judson silty clay loams	9.43	16.2%		80
9C	Marshall silty clay loam	4.56	7.8%		89
9B	Marshall silty clay loam	0.29	0.5%		95
Weighted Average					85.3

TRACT

2

126 ACRES M/L

370th Avenue, Farragut, IA



DESCRIPTION Tract 2 consists of 126 acres m/l of high quality Fremont County farmland. There are 120.39 FSA tillable acres with a CSR2 of 75.6 that have been tiled and terraced. Primary soil types include Colo-Judson silty clay loam, Marshall silty clay loam and Nowaday silt loam. This tract would make an excellent building site with great views of the Southern Iowa landscape and also includes a 40 x 60 Steel Utility Building, and two 21x15 Grain Bins. This property is located in Section 7 of Locust Grove Township.

Tract 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	32.97	27.4%		80
9D2	Marshall silty clay loam	29.21	24.3%		61
9C	Marshall silty clay loam	23.38	19.4%		89
9D	Marshall silty clay loam	17.40	14.5%		64
220	Nodaway silt loam	7.96	6.6%		82
9B	Marshall silty clay loam	5.59	4.6%		95
133	Colo silty clay loam	3.88	3.2%		78

Weighted Average 75.6

TRACT

3

133.6 ACRES M/L

290th Street, Shenandoah, IA



DESCRIPTION Tract 3 consists of approximately 133.6 acres m/l of high quality Fremont County farmland. There are 122.86 FSA tillable acres with a CSR2 of 71.3 and features extensive tile and terrace work. Primary soil types include Marshall silty clay loam and Colo-Judson silty clay loams. This property is located in Section 14 of Locust Grove Township.

Tract 3 TILLABLE SOILS MAP

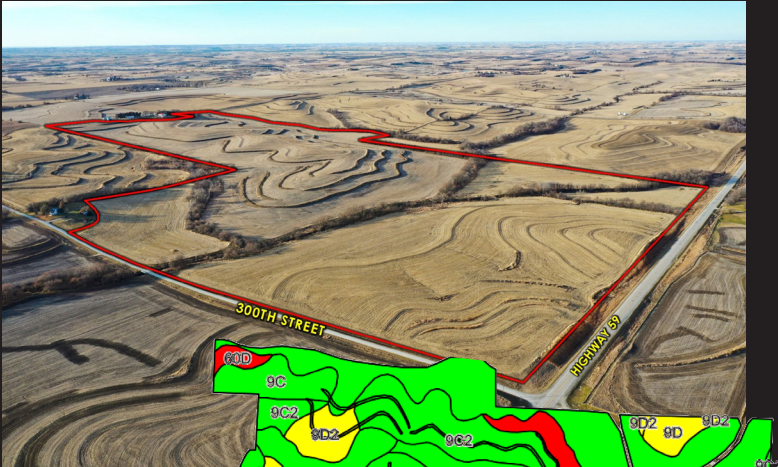
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
9C	Marshall silty clay loam	37.00	30.1%		87
11B	Colo-Judson silty clay loams	32.57	26.5%		80
60D2	Malvern silty clay loam	17.72	14.4%		5
9D2	Marshall silty clay loam	14.59	11.9%		61
9B2	Marshall silty clay loam	10.52	8.6%		92
9B	Marshall silty clay loam	10.46	8.5%		95
Weighted Average					71.3

TRACT

4

252.97 ACRES M/L

410th Avenue, Shenandoah, IA



DESCRIPTION Tract 4 consists of approximately 252.97 acres m/l of high quality Fremont County farmland. There are 240.56 FSA tillable acres with a CSR2 of 70 and features extensive tile and terrace work. Primary soil types include Colo-Judson silty clay loam and Marshall silty clay loam. There is convenient access from 410th Avenue, County Rd. J60, and Highway 59. This property is located in Section 14 of Locust Grove Township.

Tract 4 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
11B	Colo-Judson silty clay loams	98.28	40.9%		80
9C2	Marshall silty clay loam	51.81	21.5%		87
60D2	Malvern silty clay loam	34.29	14.3%		5
9D2	Marshall silty clay loam	19.35	8.0%		61
9B	Marshall silty clay loam	13.29	5.5%		95
9B2	Marshall silty clay loam	9.26	3.8%		92
9C	Marshall silty clay loam	7.25	3.0%		89
9D	Marshall silty clay loam	3.61	1.5%		64
60D	Malvern silty clay loam	2.15	0.9%		5
9A	Marshall silty clay loam	1.27	0.5%		98

Weighted Average 70

FEBRUARY
21
10:00 AM

Auction Location

Elks Lodge
701 South Fremont Street
Shenandoah, Iowa



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

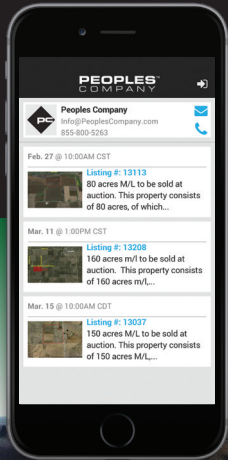
Seller

Shirley Pease Estate

Contact

Mike Nelson: 641.223.2300, MikeNelson@PeoplesCompany.com

Daran Becker: 515.979.3498, Daran@PeoplesCompany.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.



FREMONT COUNTY, IOWA

Farmland Auction

AUCTION TERMS & CONDITIONS

Auction Method: Tracts 1-4 will be sold on a price per acre basis and ONLY tracts 3 and 4 will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, either one or both tracts for their high bid. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Fremont 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 Fremont 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, March 27th, 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.