

# WARREN COUNTY FARMLAND AUCTION

# PC

## 404.51 ACRES M/L

**TRACT 1** 86 ACRES M/L

**TRACT 2** 129.74 ACRES M/L

**TRACT 3** 74.68 ACRES M/L

**TRACT 4** 114.09 ACRES M/L

**DONALD ROUSH ESTATE**

**Friday, April 10th, 2020 | 10:00 AM**

American Legion Hall | 105 West 1st Avenue | Indianola, IA 50125

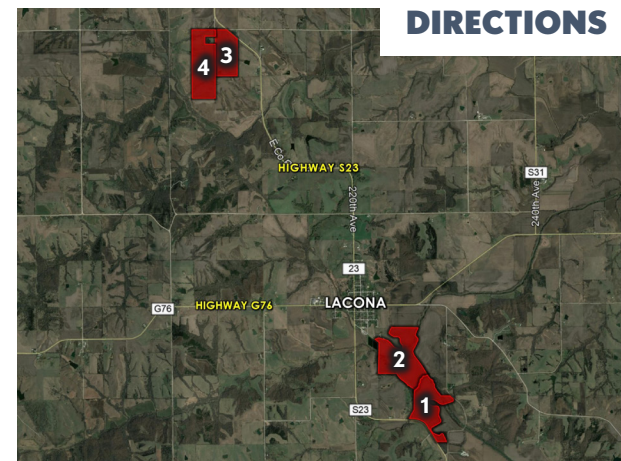
**AGENT**

DARAN BECKER | 515.979.3498 | [DARAN@PEOPLESCOMPANY.COM](mailto:DARAN@PEOPLESCOMPANY.COM)

# WARREN COUNTY FARMLAND AUCTION

Peoples Company is proud to represent the family of Donald Roush in selling 404.51 acres m/l of high quality farmland. These tracts are located just a few miles north and south of Lacona, Iowa in Section 22, 27, 34 and 35 of White Breast Township in Warren County and will be sold at auction on Friday, April 10th at 10:00 AM at the American Legion Hall in Indianola, IA.

The farms will be sold on a price per acre basis with tracts 1 and 2 being offered through the marketing method of "Buyer's Choice". Following the sale of tracts 1 and 2, tracts 3 and 4 will also be offered through the marketing method of "Buyer's Choice". The successful bidder will have the choice to take one or both of those particular tracts. These tracts would make a great add-on to an existing farm operation and/or a smart investment for a buyer looking to diversify their portfolio.



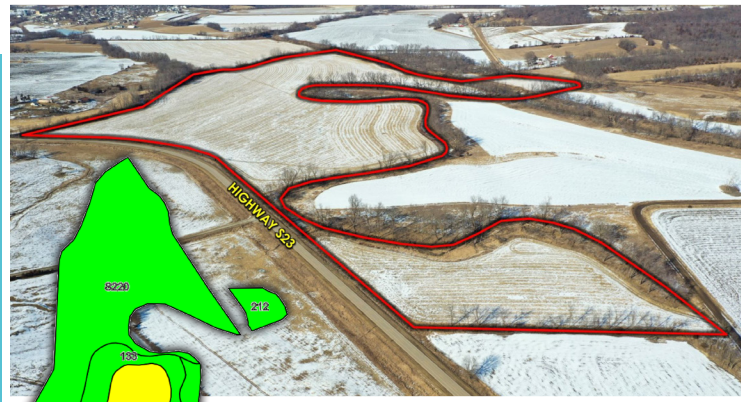
## DIRECTIONS

**Tract 1:** From Indianola travel South on Highway 65/69 for 5.2 miles and turn left on Highway 65 and go 3.2 miles then turn right to remain on Highway 65 and travel 7.1 miles to Highway G76. Turn left onto Highway G76 and travel 6.1 miles to Lacona. Turn right on S Central Avenue and continue for 1.8 miles, the access to the farm is on the North side of the road.

**Tract 2:** From Indianola travel South on Highway 65/69 for 5.2 miles and turn left on Highway 65 and go 3.2 miles then turn right to remain on Highway 65 and travel 7.1 miles to Highway G76. Turn left onto Highway G76 and travel 6.1 miles to Lacona. Turn right on S Central Avenue and turn left on Mill Street on the South side of Lacona. Access is off of Mill Street.

**Tracts 3 & 4:** From Indianola travel South on Highway 65/69 for 5.2 miles and turn left on Highway 65 and go 3.2 miles and continue on Highway G58 for 3.2 miles. Then, go South on 190th Avenue for 3 miles and turn left onto S 23 Highway, and continue for 2.3 miles to 205th Avenue. Tract 3 lies on the East side and Tract 4 lies on the West side of the road.

## TRACT 1 86 ACRES M/L



Tract 1 consists of 86 acres m/l of Warren County farmland. There is an estimated 78.25 FSA tillable acres with a CSR2 of 76.5. Primary soil types include Nodaway silt loam, Zook silty clay loam, Colo silty clay loams and Kennebec silt loam. The remainder of the farm is in timbered creek and field borders with plenty of hunting. There is a small parcel of this farm located on the east side of White Breast Creek and accessed off of 230th Ave. This property is located in Section 27 of White Breast Township.

*\*Final acres will be taken from the survey if/when tracts are split.*

## TRACT 2 129.74 ACRES M/L



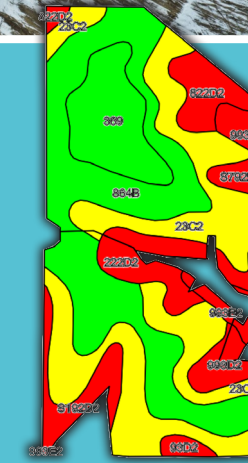
Tract 2 consists of 129.74 acres m/l of Warren County farmland. There is an estimated 118.54 FSA tillable acres with a CSR2 of 70.8. Primary soil types include Nodaway silt loam, Pershing silt loam and Ackmore silt loam. The remainder of the farm is in timbered creek and field borders that are ideal for hunting. This tract is located on the southeast edge of Lacona, Iowa with a driveway off of Mill St. in Section 27 of White Breast Township.

*\*Final acres will be taken from the survey if/when tracts are split.*

## TRACT 3 74.68 ACRES M/L



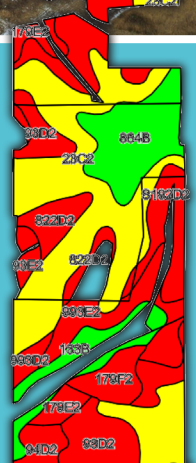
Tract 3 consists of 74.68 acres m/l of highly tillable Warren County farmland. There are 69.02 FSA tillable acres with a CSR2 of 54.5. The farm includes a pond and grain bin. Rural water runs along 205th avenue and electric runs to the grain bin. This property is located four miles north of Lacona, IA with frontage on both S23 Highway and 205th Avenue in Section 8 of White Breast Township.



## TRACT 4 114.09 ACRES M/L



Tract 4 consists of 114.09 acres m/l of Warren County farmland. There are 100.3 FSA tillable acres with a CSR2 of 41.2 with the remainder of the farm in grass waterways. There is rural water and electric at the road with several ideal building sites and amazing views of the Southern Iowa countryside. This property is located four miles north of Lacona, Iowa on 205th Avenue and just off of S23 Highway in Section 8 of White Breast Township.



### TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
S220	Nodaway silt loam	44.91	57.4%		77
S54	Zook silty clay loam	16.00	20.4%		68
133	Colo silty clay loam	8.74	11.2%		78
212	Kennebec silt loam	8.60	11.0%		88
Weighted Average					<b>76.5</b>

### TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
S220	Nodaway silt loam	67.39	56.9%		77
133	Colo silty clay loam	16.40	13.8%		78
131C2	Pershing silt loam	8.79	7.4%		62
430	Ackmore silt loam	5.37	4.5%		77
Weighted Average					<b>70.8</b>

### TRACT 3 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	22.55	32.7%		62
864B	Grundy silty clay loam	21.45	31.1%		72
369	Winterset silty clay loam	6.85	9.9%		84
222D2	Clarinda silty clay loam	5.01	7.3%		12
Weighted Average					<b>54.5</b>

### TRACT 4 TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	32.56	32.6%		62
93D2	Adair-Shelby clay loams	19.02	19.0%		23
864B	Grundy silty clay loam	10.26	10.3%		72
S192D2	Adair clay loam	7.08	7.1%		9
Weighted Average					<b>41.2</b>

APRIL 2020						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	<b>10</b>	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
<b>10:00 AM</b>						



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**SELLER**  
DONALD ROUSH ESTATE

**AGENT**  
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# WARREN COUNTY FARMLAND AUCTION

## AUCTION TERMS & CONDITIONS

**Auction Method:** Tracts 1-4 will be sold on a price per acre basis, tracts 1 and 2 will be offered through the marketing method of "Buyer's Choice". Following the sale of tracts 1 and 2, tracts 3 and 4 will also 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 Warren 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 Warren 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, May 8th, 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. Early possession may be granted for farming purposes.

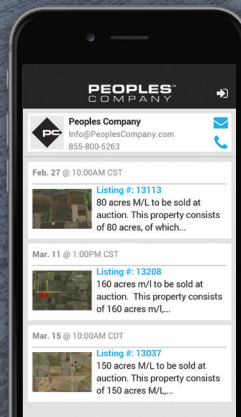
**Farm Lease:** The current farm lease has been terminated. Farm will be open for the 2020 season.

**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.



*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.*

