WARREN COUNTY FARM LAND AUCTION

Friday, April 10th, 2020 | 10:00 AM
American Legion Hall | 105 West 1st Avenue | Indianola, IA 50125

409.57 ACRES M/L

TRACT 1 86 ACRES M/L
TRACT 2 134.8 ACRES M/L
TRACT 3 74.68 ACRES M/L
TRACT 4 114.09 ACRES M/L

DONALD ROUSH ESTATE

DARAN BECKER | 515.979.3498 | DARAN@PEOPLESCOMPANY.COM
TRACT 1
86 ACRES M/L

TRACT 2
134.8 ACRES M/L

TRACT 3
74.68 ACRES M/L

TRACT 4
114.09 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 Nowadays 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.

TRACT 2 consists of 134.8 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 Nowadays silt loam, Colo 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.

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 B of White Breast Township.

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 B of White Breast Township.

For more information visit PeoplesCompany.com | Listing #14856
**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.

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**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.