

Boone County **ONLINE AUCTION**

BIDDING ENDS **WEDNESDAY, APRIL 22ND AT 5:00 PM**

PEOPLESCOMPANY.COM // LISTING #14881

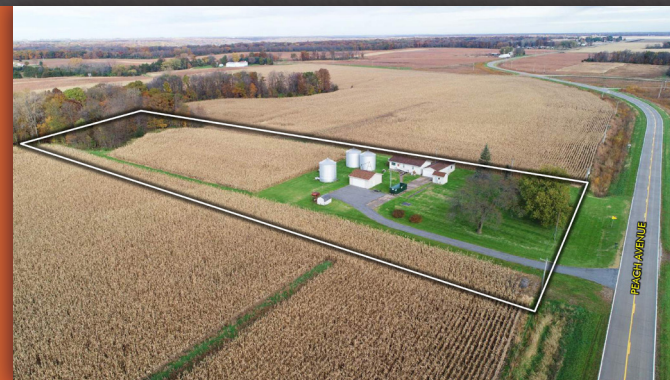


Agent RILEY SIEREN // 319.591.0111 // RILEY@PEOPLESCOMPANY.COM

Boone County ONLINE AUCTION

BIDDING ENDS **WEDNESDAY, APRIL 22ND AT 5:00 PM**

Peoples Company is handling the sale of two properties owned by Philip W. Croft through their Online Auction Service. Properties are located in Boone County, IA. Tract 1 consists of 4.85 Acres M/L including a farm house, hunting opportunities, and multiple outbuildings. Tract 2 consists of 12.88 Acres M/L including a 30' X 50' machine shed and endless hunting opportunities.



Tract 1 // 4.85 Acres M/L

Peoples Company is proud to offer this farm home and 4.85 acres m/l just south west of Luther, IA in Boone County, Iowa. This property consists of approximately 2.83 tillable acres, hunting opportunities, and multiple outbuildings. Inside the home you will find an open floor plan as well as 2 bedrooms and 1 bathroom. Property features a paved road, asphalt driveway and Xenia rural water. This acreage would be an ideal candidate for anyone looking for a secluded building site in the middle of one of the most beautiful neighborhoods surrounded by an abundance of wildlife. You will not find a more secluded area off pavement in Boone County.

The property has two garages one built in 1997 that consists of 432 SF with an additional 324 SF added on the north side that is heated and was used as a wood working room. The remaining garage was built in 2014 and consists of 576 SF. Both garages are not insulated and situated with overhead doors. There are three grain bins situated among the property.

Buyer will be responsible for any and all septic system compliant issues. New septic system will be at the sole responsibility of the buyer.

The opportunities are endless!

Tract 2 // 12.88 Acres M/L

Have you been searching for a perfect building site or affordable hunting ground? Peoples Company is proud to present 12.88 acres m/l located in Boone County, IA. Located 25 minutes from Ames and 40 minutes from Des Moines, this property is sitting arguably in one of the most sought after locations in Iowa. The vast blocks of surrounding timber provide the opportunity for a prime hunting oasis and secluded private building site. This area is well known to be part of big buck country with abundant signs of whitetail and turkey among the property. This rare piece is located in a unique area with close proximity to town. The property offers both Xenia rural water, hard surface roads and excellent hunting. Do not miss your chance to own this property.

The property includes a 30' X 50' machine shed sitting right off Peach Avenue. This building would make for a perfect spot to keep potential food plot equipment and/or turn into an overnight hunting cabin with a little remodeling.

Farm Lease There is approximately 2.48 tillable acres currently leased for the 2020 cropping season. New buyer will not receive a credit for the current 2020 lease. The following 2021 Lease termination/continuation will be at the sole discretion of the new owner. Crop in the grain bins belong to the current tenant. Grain bins will be empty by the closing date.



Farm Lease There is approximately 2.43 tillable acres currently leased for the 2020 cropping season. New buyer will not receive a credit for the current 2020 lease. The following 2021 Lease termination/continuation will be at the sole discretion of the new owner.



Directions

From Luther, IA travel east on Highway E57 270th Street for approximately 2.5 miles. Turn south on Peach Avenue and travel for approximately 1.25 miles. The properties will be located on the east and west sides of Peach Avenue. Look for signs.



Auction Terms & Conditions

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

How to Bid? Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and open it up. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you are able to bid on any of our Online Auctions.

Surveys: Tracts 1 & 2 have been surveyed. Survey for Tract 1 and 2 are recorded with the Boone county recorder's office.

Auction Method: Property will be offered as two individual tract. All bids will be on a total price basis. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Boone 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 Boone 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 Thursday, May 28th, 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 Tenants Rights.

Farm Lease: The current farm lease is leased for the 2020 cropping season. A new buyer will be obligated to keep or terminate the current farm operator by September 1st of 2020 for the following crop year of 2021.

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. 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 Auction Company.

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 during 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

For more information visit [PeoplesCompany.com](https://www.PeoplesCompany.com) // Listing #14881

Bidding Ends



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

APRIL 2020

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		

5:00 PM

Follow us on social media!



Facebook



Twitter

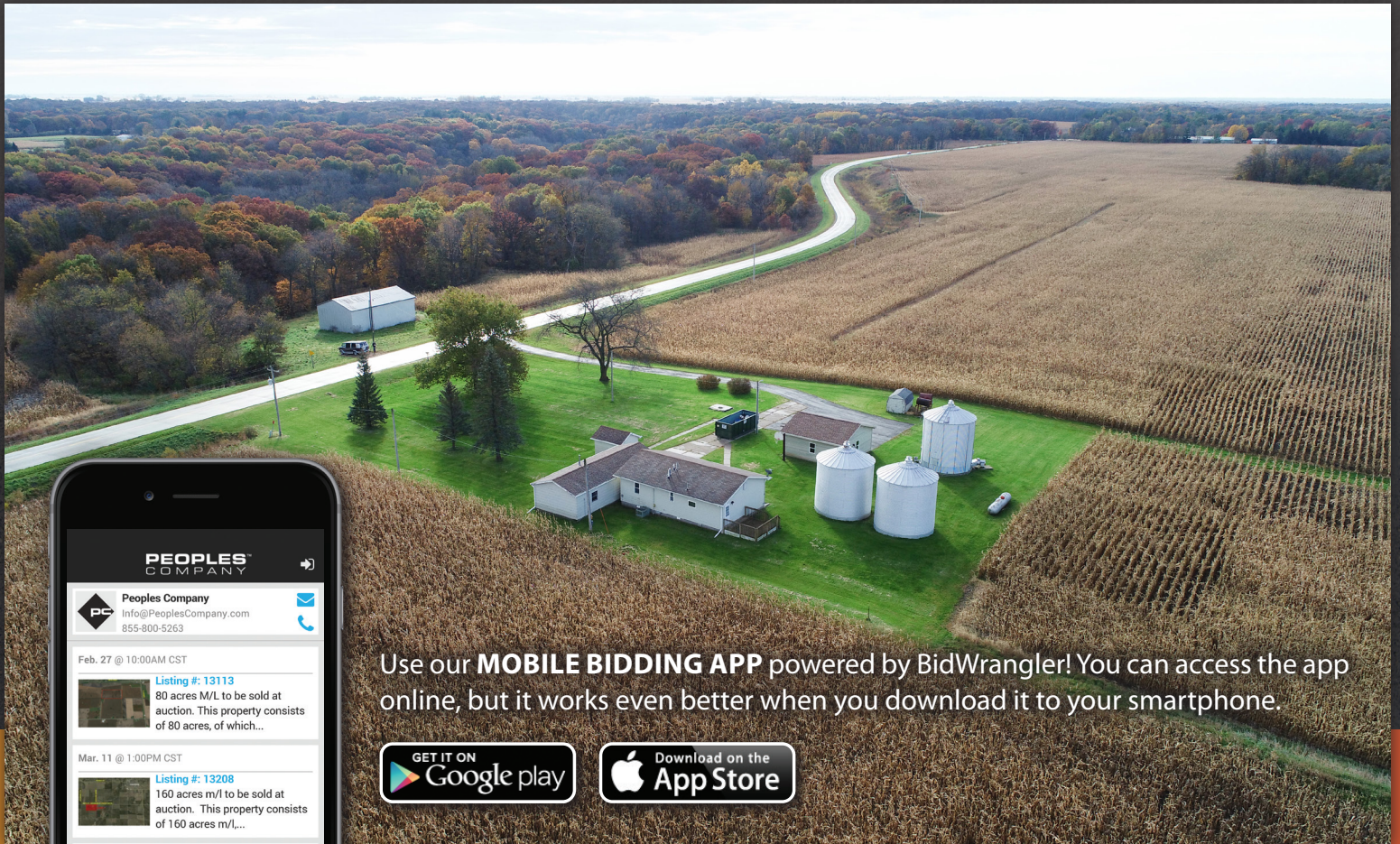


Instagram



LinkedIn

Boone County ONLINE AUCTION



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.



Agent RILEY SIEREN // 319.591.0111 // RILEY@PEOPLES COMPANY.COM