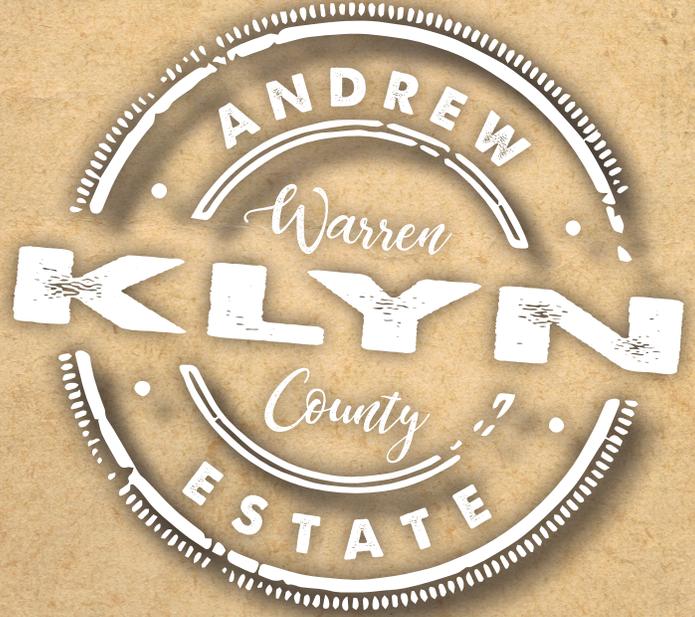


WARREN COUNTY LAND AUCTION

WEDNESDAY, AUG. 26,
2020 AT 10:00 AM

AMERICAN LEGION HALL
INDIANOLA, IA 50125



144.47 ACRES M/L (OFFERED AS 2 TRACTS)



Peoples Company is pleased to be representing the Andrew Klyn Trust with their sale of Warren County, Iowa farmland. The property consists of a total of 144.47 acres m/l and will be sold in two separate tracts via the "Buyer's Choice" public auction method where the high bidder will be able to choose Tract 1, Tract 2, or both tracts together. The auction will take place at the American Legion Hall in Indianola, Iowa on August 26th, 2020 at 10AM. These tracts are exceptional land offerings that have not been offered to the public for many decades. Both of these tracts consist of highly tillable farmland along with the opportunity for multiple building sites. Paved road frontage as well as rural water and electric is offered for both Tracts along R57 Highway. The farmland is leased for the 2020 crop year and the buyer will receive the second half of the rent payment (contact agent for details). The Andrew Klyn Farm is located along Highway R57, minutes from Indianola, Iowa, and is in Section 20 of Lincoln Township.

Please join us at 10AM on August 26th, 2020 at the American Legion Hall in Indianola, Iowa to bid on these highly desirable pieces of farmland!

FARMLAND AUCTION (OFFERED AS 2 TRACTS)

WEDNESDAY, AUGUST 26, 2020

10:00AM

**AUCTION LOCATION:
AMERICAN LEGION HALL
105 W 1ST AVENUE
INDIANOLA, IA 50125**

SELLER: ANDREW KLYN TRUST



TRACT 1:

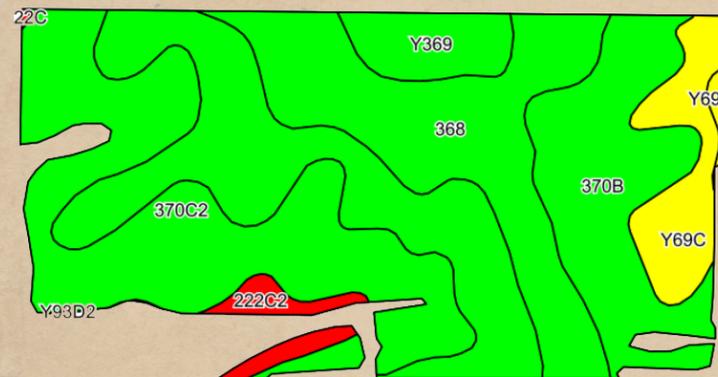
77.18 ACRES M/L



Tract 1 will be sold as 77.18 acres m/l and consists of 70.79 FSA tillable acres with a weighted CSR2 value of 84.1. This tract is comprised of highly desirable Sharpsburg and Macksburg soil types. Paved road frontage along R57 Highway provides an ideal location for acreage sites. Rural water and electric are readily available on both sides of Tract 1 along R57 Highway and 90th Ave, providing the opportunity to build on both sides of the farm. The winning bidder will receive the second half of the 2020 cash rent payment.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	26.65	37.6%		91
370C2	Sharpsburg silty clay loam	20.05	28.3%		80
368	Macksburg silty clay loam	14.46	20.4%		93
Y69C	Clearfield silty clay loam	4.58	6.5%		59
Y369	Winterset silty clay loam	3.12	4.4%		83
222C2	Clarinda silty clay loam	1.70	2.4%		28
Y69C2	Clearfield silty clay loam	0.23	0.3%		56
Weighted Average					84.2



TRACT 2:

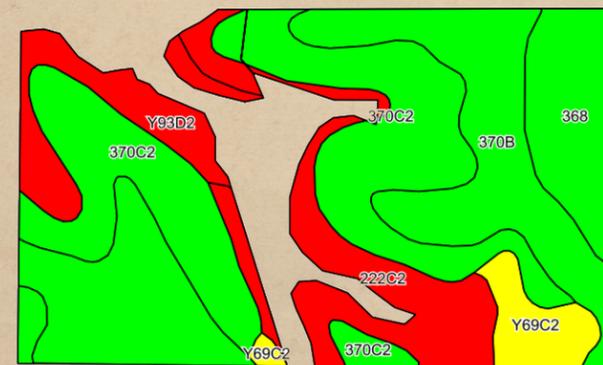
67.29 ACRES M/L



Tract 2 will be sold as 67.29 acres m/l and consists of 57.84 FSA tillable acres with a weighted CSR2 value of 72.6. This tract is comprised of highly desirable Sharpsburg, Macksburg and Clarinda soil types. Paved road frontage along R57 Highway provides an ideal location for acreage sites. Rural water and electric are readily available for Tract 2 along R57 Highway. The winning bidder will receive the second half of the 2020 cash rent payment.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	19.34	33.4%		80
370B	Sharpsburg silty clay loam	17.25	29.8%		91
222C2	Clarinda silty clay loam	8.09	14.0%		28
368	Macksburg silty clay loam	5.76	10.0%		93
Y93D2	Shelby-Adair clay loam	4.59	7.9%		35
Y69C2	Clearfield silty clay loam	2.81	4.9%		56
Weighted Average					72.6



AUCTION TERMS & CONDITIONS

Auction Method: The farm will be offered in two separate tracts via the "Buyer's Choice" auction method. All bids will be on a price per acre amount. Actual acres may change subject to survey currently being conducted on the farm. Should tracts be sold separately to two different buyers, survey pins will be set to mark the property boundary between Tract 1 and Tract 2.

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 before Wednesday October 7th, 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 Farm Tenant's Rights.

Farm Lease: There is a farm lease in place for the 2020 farm year for the tillable acres. The Winning Bidder will receive the second half of the cash rent for the 2020 crop season. Contact agent for additional farm lease details.

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.



JOHN HUTCHCROFT | 515.321.5970
Johnh@PeoplesCompany.com



JAKE SICKELS | 515.681.2103
Jake@PeoplesCompany.com

AUGUST 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 30	24 31	25	26	27	28	29

10:00 AM

WARREN COUNTY LAND AUCTION

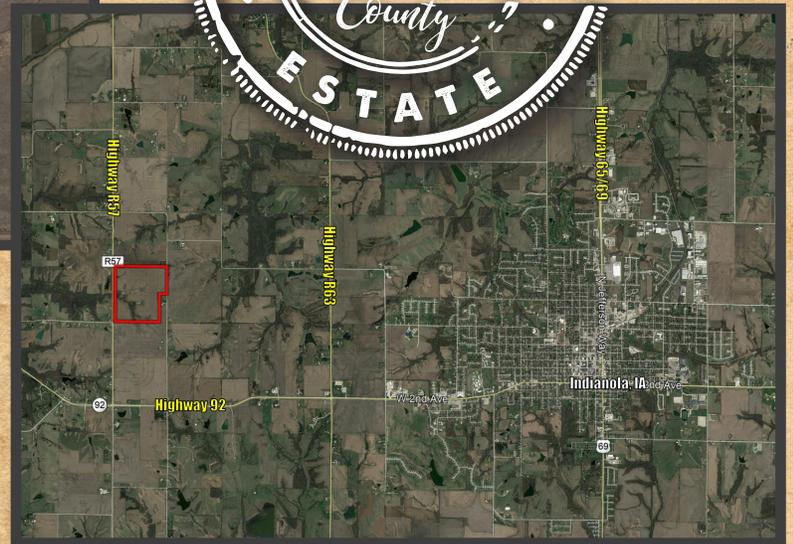
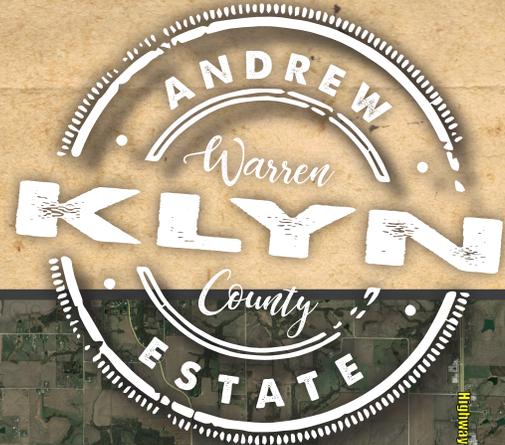
144.47 ACRES M/L

**AMERICAN LEGION HALL
105 W 1ST AVENUE
INDIANOLA, IA 50125**

**PC PEOPLES™
COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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

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DIRECTIONS:

From Indianola, Iowa: Travel west on Highway 92 for 4.5 miles until reaching Highway R57. Turn right and travel north on Highway R57 for approximately .75 miles and the farm will be located on the east side of the road. Look for Peoples Company signs.

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