

LAND

LISTING #15060

BENTON COUNTY AUCTION

PC

CONTACT

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154 ACRES M/L

OFFERED IN TWO TRACTS



74 ACRES M/L

DESCRIPTION | TRACT 1

Tract 1 consists of 74 acres m/l with approximately 69.37 Cropland acres carrying a CSR2 rating of 90.2. The primary soil types include Dinsdale Silty Clay Loam & Clyde-Floyd Complex. The farm is located just northeast of Mount Auburn along 22nd Avenue and 52nd Street in Section 7 of Cedar Township, Benton County, Iowa.

Current building site is situated with an older 1900's house, detached garage, corn crib, poultry house and an old barns. All dwellings on the property have structural damage and will be sold "As Is, Where Is". Buyer will be responsible for the cost of any improvement, replacement, or repairs.



80 ACRES M/L

DESCRIPTION | TRACT 2

Tract 2 consists of 80 acres m/l with approximately 72.09 FSA Cropland acres carrying a CSR2 rating of 76. The primary soil types include Clyde-Floyd Complex & Olin fine loams. The farm is located just northeast of Mount Auburn along 22nd Avenue and 52nd Street in Section 7 of Cedar Township, Benton County, Iowa.

Current building site is situated with an old 1900's house and many old barns and outbuildings built in the 1940's. All dwellings on the property have structural damage and will be sold "As Is, Where Is". Buyer will be responsible for the cost of any improvement, replacement, or repairs.



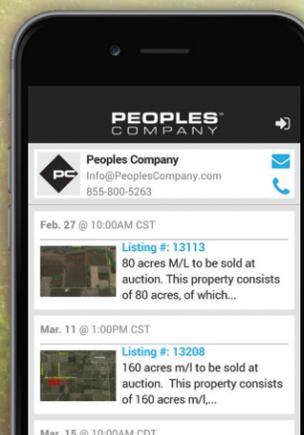
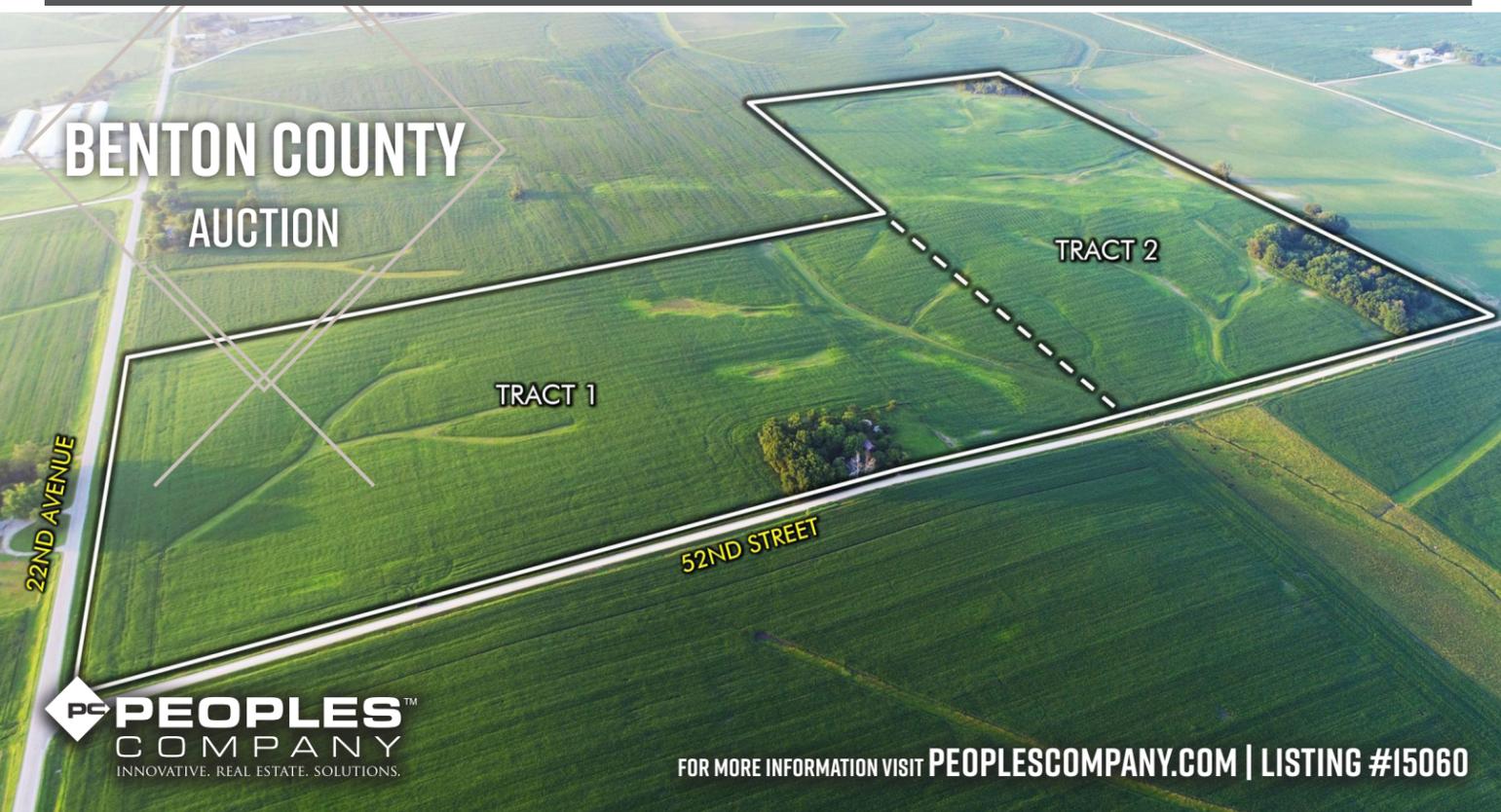
TRACT 1 90.2 CSR2

TRACT 2 76 CSR2

DIRECTIONS

From Mount Auburn, IA travel east on 53rd Street for approximately 1.5 miles until it bends north and turns into 22nd Avenue / Highway V66 keep traveling for approximately 1 more mile until you hit 52nd Street. Farm is located on the northeast corner of 22nd Avenue / Highway V66 and 52nd Street. Looks for signs.

WEDNESDAY, SEPTEMBER 2ND, 2020 • 10:00 AM
 AUCTION LOCATION • AMERICAN LEGION • 202 2ND STREET • MOUNT AUBURN, IA 52313



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.



AUCTION TERMS & CONDITIONS

Auction Method: Property will be offered as "choice auction method" winning bidder may elect to take Tract 1, Tract 2 or both Tracts. All bids will be on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the Benton 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 Benton 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, October 15th, 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 has been terminated. Farm will be open for the 2021 cropping 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.

12119 STRATFORD DRIVE, SUITE B
 CLIVE, IA 50235
PEOPLESCOMPANY.COM

SEPTEMBER 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			
10:00 AM						

AUCTION LOCATION: AMERICAN LEGION | MOUNT AUBURN, IOWA

SELLER: GERALDINE F. RIPPEL ESTATE

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 AUCTION**

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