

# ONLINE ONLY AUCTION

## 232 ACRES M/L

GREENE

# RIVER FARM

COUNTY

OFFERED AS TWO INDIVIDUAL TRACTS | BIDDING ENDS THURSDAY, SEPTEMBER 10TH AT 4:00 PM

# TRACT 1

91 ACRES M/L

Tract 1 consists of 91 acres m/l with approximately 43.68 FSA Cropland acres carrying a CSR2 rating of 73.1. The primary soil types include Lester loam & Dundas Silt Loam. The farm is located just west of Jefferson, IA along U.S. Highway 30 in Section 4 of Jackson Township, Greene County, Iowa.



Perched over the Raccoon River this property overlooks the scenic views of natural water formations and mature hardwoods showcasing the natural beauty of Greene County, Iowa. This property offers 43.68 acres m/l of row crop production, recreational opportunities including hunting / fishing and has just over 3 miles of established trails winding amongst the property allowing for trail riding. From the row crop production to the established trails this property has been well taken care for over the years.



# TRACT 2

141 ACRES M/L

Over the years with a lot of work and dedication this property has been transformed into one of the most diverse recreational properties privately owned in all of West Central Iowa. With distinct features including a 21 acre stocked lake for fishing and boating, two motocross tracks, sand beaches located along the lake and river bends. There are currently over 3.5 miles of

groomed trails for riding and over 4,000 feet of Raccoon River frontage allowing access for boating, canoeing and river activities. The opportunities of owning a property like this are endless and truly sets itself apart.

Tract 2 consists of 141 acres m/l with approximately 24.07 FSA Cropland acres carrying a CSR2 rating of 83.9. The farm is located just west of Jefferson, IA along 222nd Street in Section 4 of Jackson Township, Greene County, Iowa.



Peoples Company is pleased to be representing the sale of one of the more unique West Central Iowa recreational properties. Locally dubbed as the “River Farm” for its coveted location along the North Raccoon River, this 232 m/l acre property meets anyone’s definition of outdoor recreation. Improvements and features include an impressive 21 m/l acre lake for kayaking and fishing, motocross tracks for the avid dirt biker, almost 6.5 miles of groomed trails extending to every corner of the property, 3,950 feet (3/4 mile) of river frontage and spectacular views of the always impressive Raccoon River Valley.

The “River Farm” is located just 4 miles west of Jefferson, Iowa in Greene County and will be offered as two individual tracts, and will be sold via Online Only Auction. **Tract 1** consists of 91 acres m/l and includes 43.68 FSA farmland acres with a CSR2 rating of 73.1. **Tract 2** consists of 141 acres m/l and includes 24.07 FSA farmland acres with a CSR2 rating of 83.9. The farm lease will be open for the 2021 farm year.

Unmatched accessibility with frontage along US Hwy 30 and a central location to nearby cities with distances of 65 miles to West Des Moines, 43 miles to Ft. Dodge, 22 miles to Carroll, and 4 miles from Jefferson. Ultra-private setting with a dead-end gravel road serving as the only access to the farm and prevents unwanted wildlife pressure or disruption of privacy. The internal trail system has been well managed and allows access by foot or ATV/UTV to check photos on a trail cam, visit one of the many spots for your deer stand, or visit a scenic lookout point. You’ll find abundant wildlife here in the gravel-pit pond, which reaches depths of over 20 feet and is chock-full of a variety of fish including bass, bluegill, and catfish; and the blocks

of hardwood timber should prove that land adjacent to river systems produce the largest whitetails and have exceptional turkey hunting.

\*\* The house/acreage site and the gravel lot located on the east side of the property are not included in the sale and are in the process of having a survey completed. The final acres for each tract are subject to change based upon final survey. Purchase price will adjust to reflect the adjustment in acres. All maps and boundaries are best estimates of Peoples Company and the Seller. \*\*

\*\* A shared driveway agreement has been created allowing ample access for both Tract 1 and Tract 2.\*\*





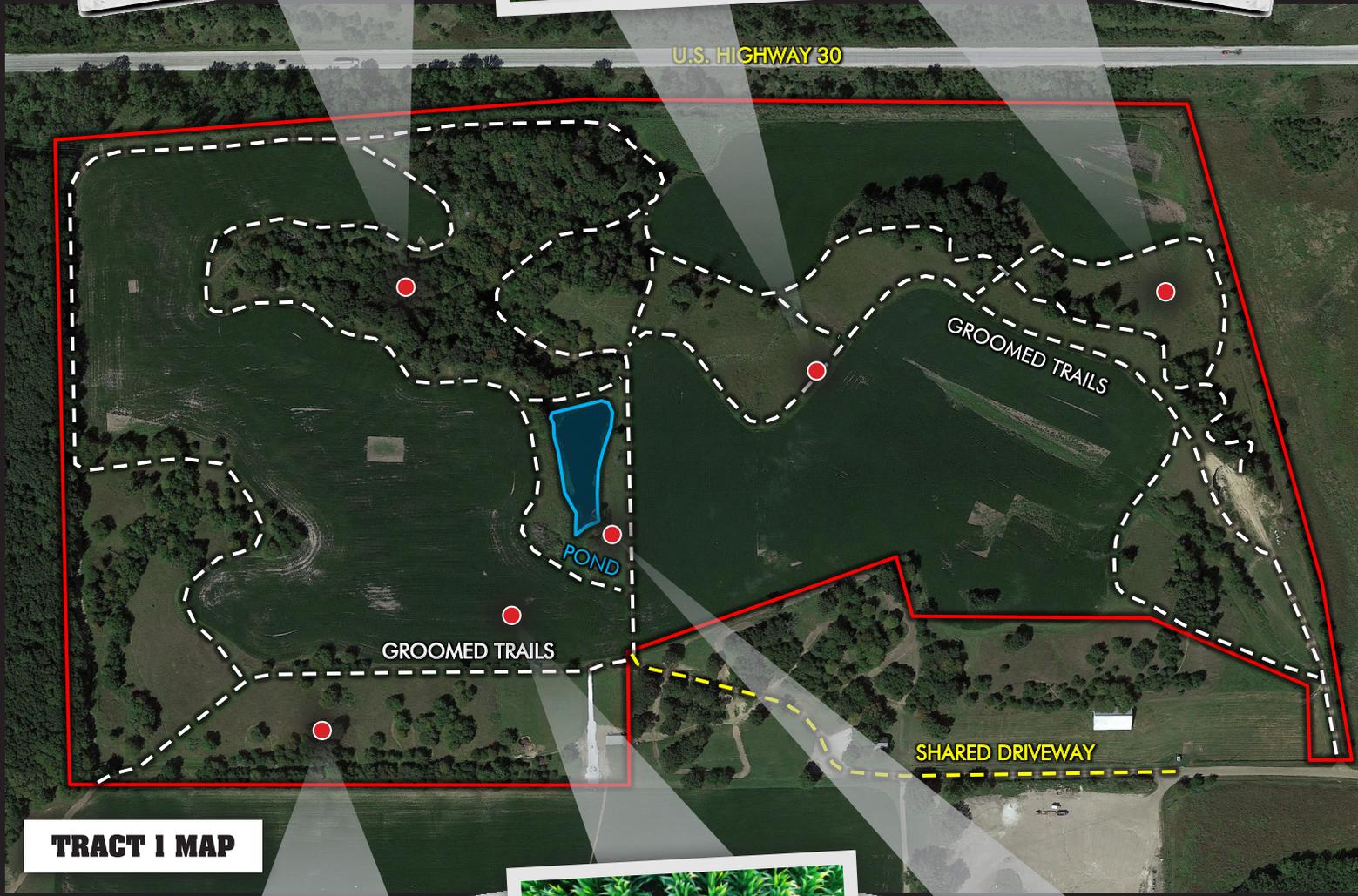
**TRACT 1 TRAILS**



**TRACT 1 FARMLAND**



**TRACT 1 FARMLAND**



**U.S. HIGHWAY 30**

**GROOMED TRAILS**

**POND**

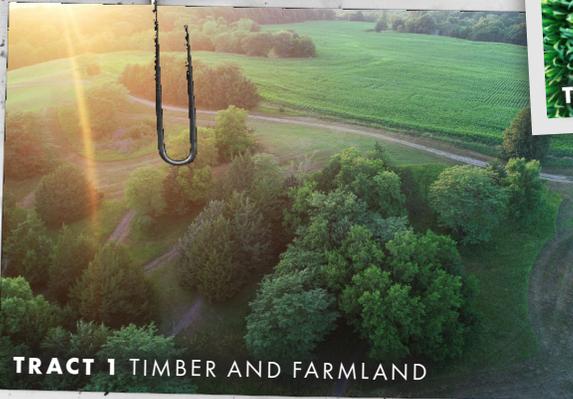
**GROOMED TRAILS**

**SHARED DRIVEWAY**

**TRACT 1 MAP**



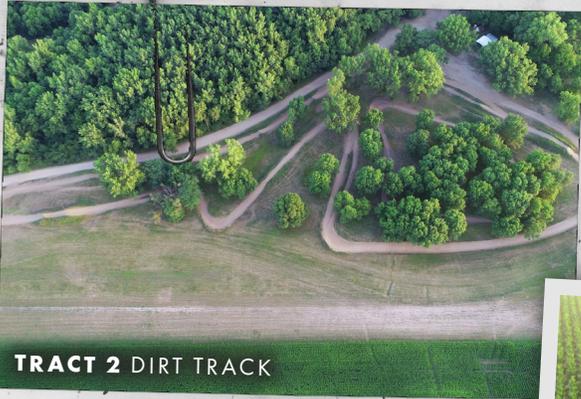
**TRACT 1 FARMLAND**



**TRACT 1 TIMBER AND FARMLAND**



**TRACT 1 POND**



TRACT 2 DIRT TRACK



TRACT 2 DIRT TRACK



TRACT 2 FARMLAND



TRACT 2 MAP



TRACT 2 LAKE



TRACT 2 SAND BEACH



TRACT 2 CAMPING



12119 STRATFORD DRIVE, STE B  
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# RIVER FARM

## ONLINE ONLY AUCTION

### AUCTION TERMS & CONDITIONS ALL BIDS WILL BE ON A PRICE PER ACRE BASIS

**How to Bid?** Open up the Peoples Company auction you are interested in at [PeoplesCompany.com](http://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.

**Co-Broker:** Co-Broker must register client 24 hours prior to the Auction date by filling out our Broker Registration Form.

**Surveys:** Tract 1 & 2 are in the process of being surveyed. Acres will be adjusted subject to survey.

**Auction Method:** Property will be offered as two individual tracts. All bids will be on a price per acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 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 Greene 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 Greene 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, October 23rd, 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. Farm lease will be open for the 2021 cropping season starting on March 1st 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. Sale of the property is subject to court approval immediately following the close of the auction.

**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.

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**THURSDAY, SEPTEMBER 10TH AT 4:00 PM**