

LISTING #15196



KEOKUK COUNTY FARMLAND AUCTION

TUESDAY, NOVEMBER 24TH, 2020 AT 10:00 AM | LAGOS ACRES GOLF COURSE IN KEOTA, IA

CONTACT

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159 ACRES M/L

OFFERED IN TWO TRACTS



79 ACRES M/L

DESCRIPTION TRACT 1

Tract 1 consists of 79 acres m/l with approximately 76.27 Cropland acres carrying a CSR2 rating of 82.4. The primary soil types include Taintor & Mahaska Silty Clay Loams. The farm is located just north of Keota along the Keokuk-Washington Road in Section 1 of Lafayette Township, Keokuk County, Iowa.

Farm Program Information

Total Base Acres: 74.9
 Corn Base: 56.90 Base Acres with a PLC Yield of 170
 Bean Base: 18 Base Acres with a PLC Yield of 48



80 ACRES M/L

DESCRIPTION TRACT 2

Tract 2 consists of 80 acres m/l with approximately 79.30 Cropland acres carrying a CSR2 rating of 82. The primary soil types include Taintor & Mahaska Silty Clay Loams. The farm is located just north of Keota along the Keokuk-Washington Road in Section 1 of Lafayette Township, Keokuk County, Iowa.

Farm Program Information

Total Base Acres: 78.70
 Corn Base: 59.50 Base Acres with a PLC Yield of 170
 Bean Base: 19.20 Base Acres with a PLC Yield of 48



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
279	Taintor silty clay loam	59.56	78.1%	Light Green	83
280	Mahaska silty clay loam	12.32	16.2%	Medium Green	94
122	Sperry silt loam	3.98	5.2%	Red	36
281B	Otley silty clay loam	0.41	0.5%	Dark Green	91
Weighted Average					82.4



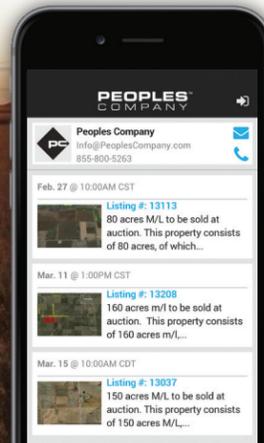
TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
279	Taintor silty clay loam	70.92	89.4%	Light Green	83
280	Mahaska silty clay loam	4.54	5.7%	Medium Green	94
122	Sperry silt loam	2.84	3.6%	Red	36
281B	Otley silty clay loam	1.00	1.3%	Dark Green	91
Weighted Average					82

TUESDAY, NOVEMBER 24TH, 2020 • 10:00 AM
 LAGOS ACRES GOLF COURSE | 2010 KEOKUK-WASHINGTON ROAD | KEOTA, IA 52248



FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM | LISTING #15196



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 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 Keokuk 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 Keokuk 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 Tuesday, December 29th, 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.

DIRECTIONS

From Keota, IA travel north out of town on the Keokuk-Washington Road for approximately 1 mile. Turn left and continue straight (North) on the Keokuk-Washington Road for another 2.5 miles. Both tracts will be located on the west side of the road. Look for signs.



12119 STRATFORD DRIVE, SUITE B
 CLIVE, IA 50325
 PEOPLESCOMPANY.COM

NOVEMBER 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: LAGOS ACRES GOLF COURSE | KEOTA, IA
SELLER: RANEE N. MARTIN

NEW

**SCAN THE QR CODE
 TO VIEW THE FARM
 ON THE PEOPLES
 COMPANY WEBSITE.**



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