

BUCHANAN COUNTY

TUESDAY, MARCH 30TH | 10:00 AM

FARMLAND AUCTION

HEARTLAND ACRES EVENT CENTER | INDEPENDENCE, IOWA

160 ACRES
M/L

OFFERED AS THREE INDIVIDUAL TRACTS

LISTING #15359



TRAVIS SMOCK

319.361.8089 | TRAVIS@PEOPLES COMPANY.COM



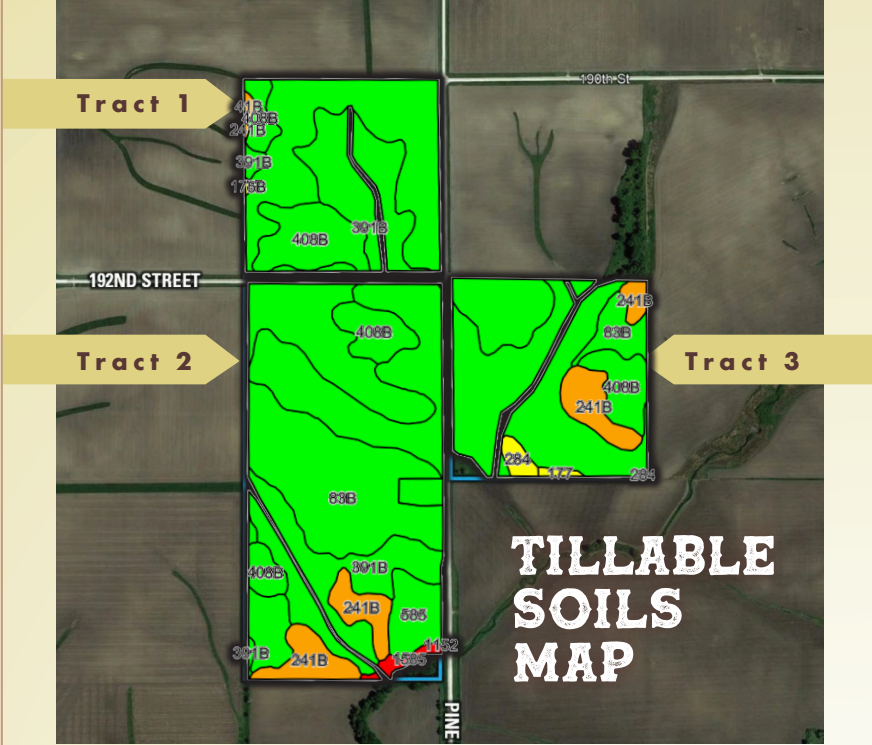
Peoples Company is pleased to offer 160 acres m/l of productive Buchanan County, Iowa farmland through an on-site and online public auction on Tuesday, March 30th at 10:00 AM at the Heartland Acres Event Center in Independence. The Cone-Keller Farm is certified as an Iowa Heritage Farm and is located between Independence and Winthrop and will be presented as three individual tracts varying from 40 to 80 acres m/l with average tillable CSR2 values ranging between 79.4 to 85.3.

- Tract 1:** 40 Acres m/l with 36.70 FSA tillable acres carrying a CSR2 of 85.3
- Tract 2:** 80 Acres m/l with 75.87 estimated tillable acres carrying a CSR2 of 82.2
- Tract 3:** 40 Acres m/l with 36.56 FSA tillable acres carrying a CSR2 of 79.4

The farm will be sold using the “Buyer’s Choice” auction method where the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all three tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction. These well drained farms are situated along Pine Creek Avenue in Sections 21 & 22 of Byron Township, Buchanan County, Iowa. Don’t miss the opportunity to own a farm that hasn’t been available to the public since 1867!

AUCTION DETAILS

LISTING #15359



Code	Soil Description	Acres	% of Field	Legend	CSR2
83B	Kenyon loam	60.37	40.5%	<div></div>	90
391B	Clyde-Floyd complex	56.70	38.0%	<div></div>	87
408B	Olin fine sandy loam	16.06	10.8%	<div></div>	74
241B	Burkhardt-Saude complex	9.82	6.6%	<div></div>	33
585	Spillville-Coland complex	3.77	2.5%	<div></div>	76
284	Flagler sandy loam	0.99	0.7%	<div></div>	55
1585	Spillville-Coland complex	0.79	0.5%	<div></div>	22
177	Saude loam	0.31	0.2%	<div></div>	60
41B	Sparta loamy fine sand	0.23	0.2%	<div></div>	39
175B	Dickinson fine sandy loam	0.09	0.1%	<div></div>	50

Weighted Average 82.3



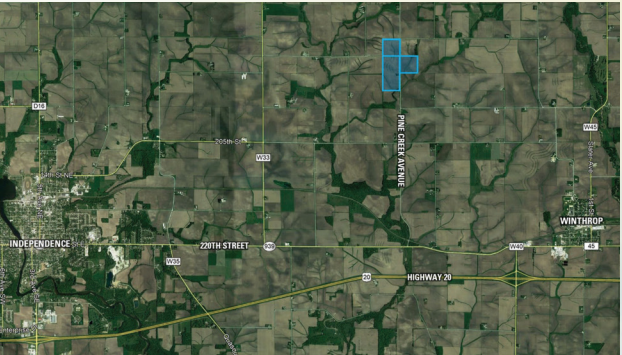
Tract 1 consists of 40 acres m/l with 36.70 acres FSA tillable that carry an average CSR2 of 85.3. The main soil types include Kenyon loam and Clyde-Floyd complex. The farm is well drained and open for the 2021 crop season. This tract is located at the northwest corner of the intersection of Pine Creek Avenue and 192nd Street in Section 21 of Byron Township, Buchanan County, Iowa.



Tract 2 consists of 80 acres m/l with 75.87 estimated tillable acres that carry an average CSR2 of 85.3. The main soil types include Kenyon loam and Clyde-Floyd complex. The farm is well drained and open for the 2021 crop season. This tract is located along the west side of Pine Creek Avenue in Section 21 of Byron Township, Buchanan County, Iowa.



Tract 3 consists of 40 acres m/l with 36.56 FSA tillable acres that carry an average CSR2 of 79.4. The main soil types include Kenyon loam and Clyde-Floyd complex. The farm is well drained and open for the 2021 crop season. This tract is located along the east side of Pine Creek Avenue in Section 22 of Byron Township, Buchanan County, Iowa.



DIRECTIONS TO PROPERTY

From Independence: Travel east on 1st Street/220th Street for 4.5 miles to Pine Creek Avenue. Head north on Pine Creek Avenue for 2.5 miles and the farms are located on both sides of the road.

PINE CREEK AVENUE | INDEPENDENCE, IA 50644

- Heartland Acres Event Center**
2600 Swan Lake Boulevard
Independence, Iowa 50644
- Tuesday, March 30th, 2021**
10:00 AM
- ONLINE BIDDING AVAILABLE**
AT [PEOPLESCOMPANY.COM!](https://www.peoplescompany.com)

AUCTION TERMS & CONDITIONS

Auction Method: Tracts 1, 2 & 3 will be sold on a per-acre basis and will be offered through the marketing method of “Buyer’s Choice”, whereas the high bidder can take, in any order, any or all tracts for their high bid. “Buyer’s Choice” auctioning will continue until all tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Buchanan 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 Buchanan 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 the Roberts & Eddy, P.C. Trust Account

Closing: Closing will occur on or about Wednesday, May 5, 2021. 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. Early possession will be allowed once the 10% earnest payment is received and proof of liability insurance is provided. Contact Agent for details.

Farm Lease: The current farm lease has been terminated. The farm will be open for the 2021 crop season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy, P.C. the required earnest money payment. The Seller will provide a current abstract at their expense. The 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.





2300 Swan Lake Blvd, Ste 300
Independence, IA 50644



PeoplesCompany.com
LISTING #15359

SELLERS

Marcee Keller & Ann Keller-Lally

CONTACT

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Travis@PeoplesCompany.com

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