

LISTING #15389



VAN BUREN COUNTY FARMLAND AUCTION

WEDNESDAY, APRIL 21ST, 2021 AT 10:00 AM | AMERICAN LEGION STOCKPORT, IA

CONTACT

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194 ACRES M/L
OFFERED IN TWO TRACTS



102 ACRES M/L

DESCRIPTION TRACT 1

Tract 1 consists of 102 acres m/l with approximately 95.14 Cropland acres carrying a CSR2 rating of 81.2. The primary soil types include Haig & Pershing Silt Loams. The farm is located just east of Birmingham along 115th Street and Quail Avenue in Section 10 of Union Township, Van Buren County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.

Buyer will receive the current cropping lease credit of \$19,170 at closing.



92 ACRES M/L

DESCRIPTION TRACT 2

Tract 2 consists of 92 acres m/l with approximately 55.75 FSA Cropland acres carrying a CSR2 rating of 63.3. The primary soil types include Haig & Pershing Silt Loams.

The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife. The south driveway along 115th Street will be included with this tract.

Buyer will receive the current cropping lease credit of \$11,150 at closing.

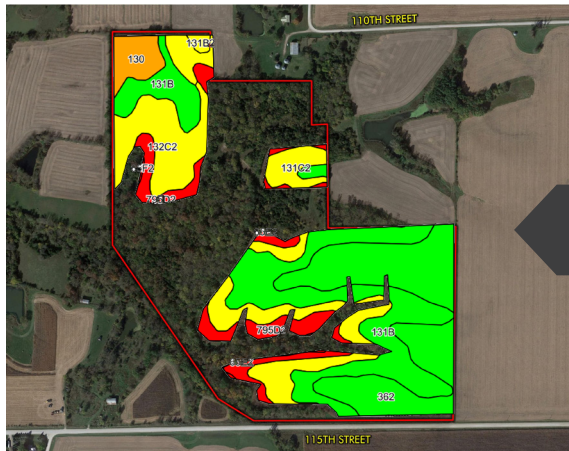


TRACT 1

81.2 CSR2

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
362	Haig silt loam	85.31	89.7%		83
131B	Perishing silt loam	4.41	4.6%		70
131C2	Perishing silty clay loam	2.85	3.0%		62
131B2	Perishing silty clay loam	2.27	2.4%		68
795D2	Ashgrove silty clay loam	0.30	0.3%		7
Weighted Average					81.2

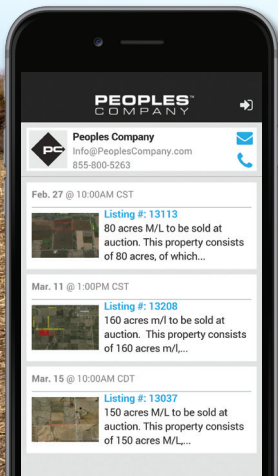


TRACT 2

63.3 CSR2

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
131B	Perishing silt loam	16.91	30.3%		70
362	Haig silt loam	14.65	26.3%		83
131C2	Perishing silty clay loam	9.73	17.5%		62
132C2	Weller silty clay loam	6.04	10.8%		59
795D2	Ashgrove silty clay loam	5.80	10.4%		7
130	Belinda silt loam	2.19	3.9%		47
131B2	Perishing silty clay loam	0.32	0.6%		68
65E2	Lindley loam	0.11	0.2%		29
Weighted Average					63.3



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: Tracts 1 & 2 will be sold individually on a per-acre basis. We will start off by selling Tract 1 and continue to Tract 2. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Van Buren 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 Van Buren 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 Peoples Company trust account.

Closing: Closing will occur on or about Wednesday, May 26th, 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. Subject to tenants rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for 2022. Buyers will be credited the full 2021 lease amount at closing.

Contract & Title: Immediately upon the 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. 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.

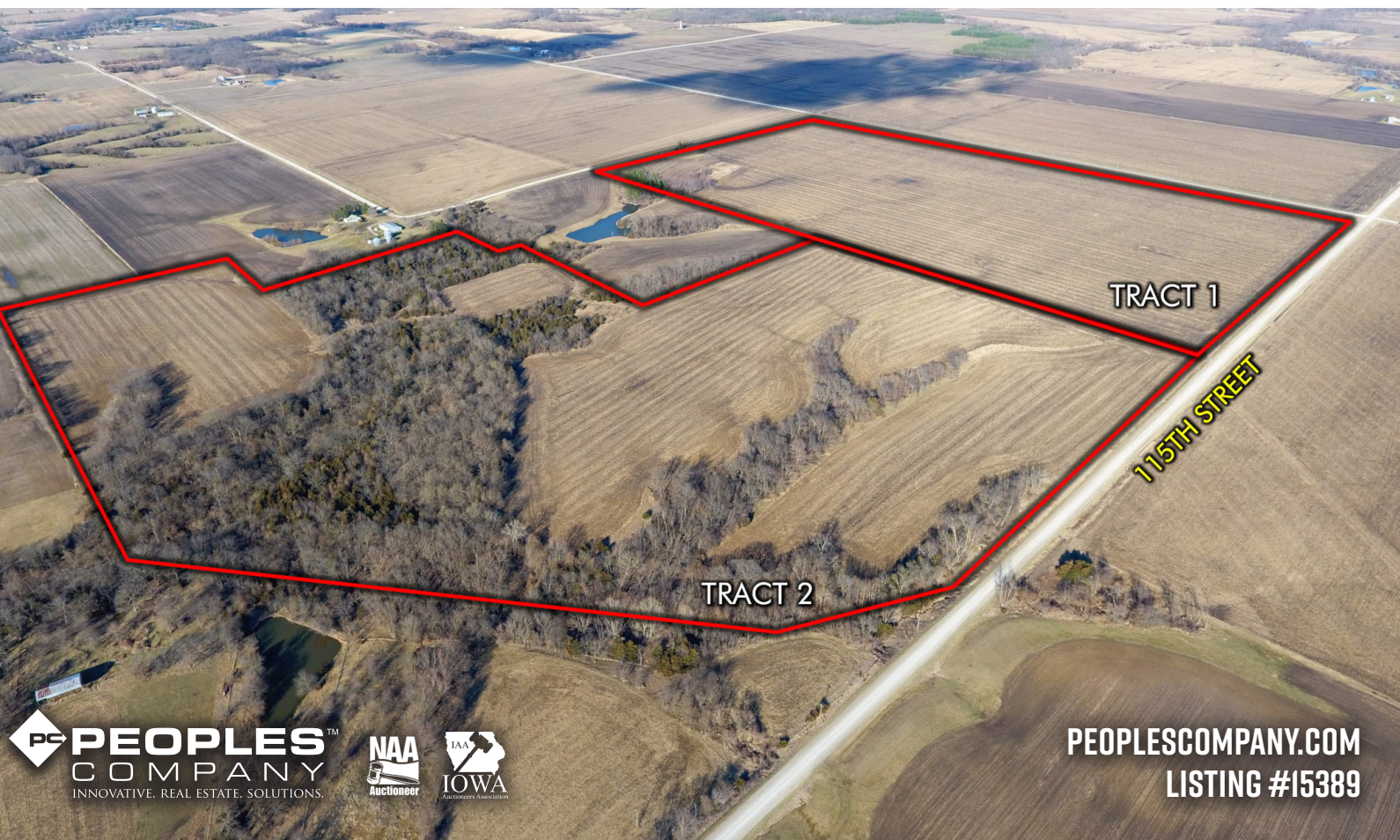
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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.

DIRECTIONS

From Stockport, IA travel north out of town on Spruce Avenue. Take the bend west on 115th Street until the highway turns into gravel. Continue west on gravel for approximately 1.5 miles. Both tracts will be located on the north side of the road. Look for signs.



WEDNESDAY, APRIL 21ST, 2021 • 10:00 AM
AMERICAN LEGION | 110 LEGION STREET | STOCKPORT, IA 52651



PEOPLES COMPANY.COM
LISTING #15389

12119 STRATFORD DRIVE, SUITE B
 CLIVE, IA 50325
PEOPLES COMPANY.COM

APRIL 2021						
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 | STOCKPORT, IA
SELLER: DELMAR D. DUDGEON TRUST

NEW

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 VIEW THIS AUCTION
 ON THE PEOPLES
 COMPANY WEBSITE.**



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