



Warren County, Iowa

FARMLAND AUCTION

184.78

ACRES M/L

Offered As Two Tracts

*Friday, June 11th, 2021
at 10:00 AM*

*American Legion Hall
105 W 1st Ave
Indianola, Iowa 50125*

Warren County, Iowa

FARMLAND AUCTION



Directions To The Property:

From the intersection of Highway 65/69 and Highway 92 in Indianola, IA head east on Highway 92. After 8.5 miles and traveling through Ackworth, IA turn south onto 213th Ave. After 3.75 miles turn onto McKinley St heading east. In 1 mile turn North onto 220th ave. The property will be at the end of the road on the right side.

IN-PERSON AND ONLINE PUBLIC AUCTION!

184.78 ACRES M/L
Offered As Two Tracts

Taking Place -
Friday, June 11th, 2021
At 10:00am

American Legion Hall
105 W 1st Ave
Indianola, Ia 50125

Seller -
Kenneth R. Schaper Trust

CONTACT
Daran Becker | 515.979.3498
Daran@PeoplesCompany.com

PeoplesCompany.com -
Listing #15469

Auction Method: Tracts 1 & 2 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 Iowa 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 Warren 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, July 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: Farm is leased for 2021 crop season with buyer to receive second half of cash rent. Tenant has been terminated for 2022 growing season.

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.



TRACT 1

60.42
ACRES M/L

KIRKWOOD ST | MILO, IA 50166



TRACT 2

124.40
ACRES M/L

220TH AVE | MILO, IA 50166

Tract 1 consists of a total of 60.42 acres m/l located 5 miles southeast of Ackworth, IA. This tract contains 40.62 m/l tillable acres with a CSR2 of 81.2. The primary soils are Ladoga silt loam, Ely sily clay loam, and Zook silty clay loam. The remainder of the property includes a stocked pond and timbered draw with an abundance of wildlife. This property would make an excellent building site with amazing views overlooking the pond and both rural water and electric at the road. The farm is leased for 2021 with buyer to receive second half of cash rent estimated at \$3,378.

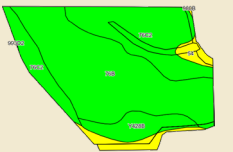
Estimated FSA Cropland Acres: 40.62

Corn: 19.32 Base Acres with a PLC Yield of 125

Soybeans: 15.28 Base Acres with a PLC Yield of 44

From the intersection of Highway 65/69 and Highway 92 in Indianola, IA head east on Highway 92. After 8.5 miles and traveling through Ackworth, IA turn south onto 213th Ave. After 2.25 miles turn onto Kirkwood St. The property will be on the right after a half mile.

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
76B	Ladoga silt loam	20.58	50.7%		86
76C2	Ladoga silt laom	13.66	33.6%		75
Y428B	Ely silty clay loam	3.55	8.7%		88
54	Zook silty clay loam	2.83	7.0%		67
Weighted Average					81.2



Tract 2 consists of a total of 124.40 acres m/l located 5 miles southeast of Ackworth, IA. This tract contains 100.79 m/l tillable acres with a CSR2 of 62.8. There are 80.11 m/l acres currently in row crop production and carry a CSR2 of 72.4. The farm also has 9.71 acres of CRP paying \$175.76 per acre or \$1,706.63 until October 1, 2022 and another 10.97 acres that were in CRP but the contract has expired. The remainder of the ground is in timbered draws that are loaded with deer and turkey and also includes 2 ponds (4 acre pond and a 1/2 acre pond). If you are looking for a building site off the beaten path this it. Electric is close but rural water would need to be brought in from McKinley Street. The farm is leased for 2021 with buyer to receive 2nd half of cash rent estimated at \$6,972.

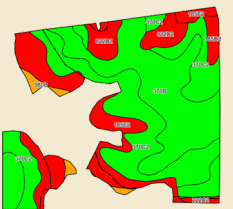
Estimated FSA Cropland Acres: 100.79

Corn: 38.55 Base Acres with a PLC Yield of 125

Soybeans: 40.93 Base Acres with a PLC Yield of 44

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
370B	Sharpsburg silty clay loam	34.96	34.7%		91
370C2	Sharpsburg silty clay loam	34.90	34.6%		80
185E2	Bauer silt loam	19.68	19.5%		8
822D2	Lamoni silty clay loam	6.67	6.6%		10
980B	Gullied land-Ely-Colo	1.94	1.9%		42
185D2	Bauer silt loam	1.93	1.9%		15

Weighted Average 62.8



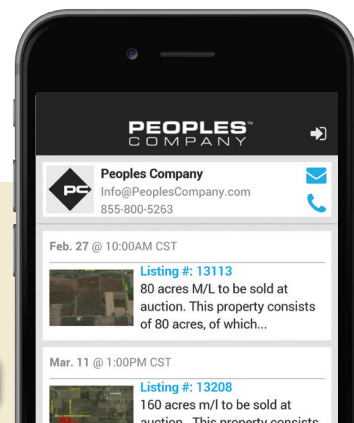
12119 Stratford Drive, Suite B
 Clive, IA 50325



Daran Becker | 515.979.3498
 Daran@PeoplesCompany.com

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.



Warren County, Iowa

FARMLAND AUCTION

Listing #15469

JUNE						
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						

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