



160

*Acres M/L*

OFFERED IN THREE TRACTS

*September 16th | 10:00 am*

THOMAS HALL FAIRGROUNDS BUILDING

13061 170TH STREET | WHAT CHEER, IA 50268



**RILEY SIEREN**

319.591.0111 | [RILEY@PEOPLES COMPANY.COM](mailto:RILEY@PEOPLES COMPANY.COM)







Peoples Company is pleased to be representing the United Presbyterian Church & Home in the sale of 160 acres m/l located in Keokuk County just North of Thornburg, Iowa. This ABSOLUTE Public Auction will be offered in three separate tracts using the choice auction method. The Auction will be held at the Thomas Hall Fairgrounds Building in What Cheer, Iowa, and will begin at 10:00 AM on Thursday, September 16th there will be the option of Live and Online bidding available. Don't miss your opportunity to acquire one tract or a whole portfolio of quality farms in a strong area. The three farms are situated in section 22 & 23 of Prairie Township Keokuk County, Iowa.

**Farm Lease:** Notice of Termination of the lease has been sent to the Tenants. The current lease will terminate on March 1, 2022 and will be open for the 2022 cropping season.

Sellers will retain all of the 2021 income including cash rent and CRP payments. Buyer shall accept responsibility and liability for maintaining eligibility of the CRP program.

**Tract 1:** 40 Acres m/l containing 34.12 tillable acres m/l carrying a CSR2 of 84.4

**Tract 2:** 40 Acres m/l containing 37.70 tillable acres m/l carrying a CSR2 of 88

**Tract 3:** 80 Acres m/l containing 45.78 tillable acres m/l carrying a CSR2 of 86.2

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.



## Auction Terms & Conditions

**Auction Method:** Tracts 1 - 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 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.

**Closing:** Closing will occur on or about Thursday, October 21, 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.

**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.

## SELLERS: UNITED PRESBYTERIAN CHURCH & HOME

**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.

## SCAN THE QR CODE

TO VIEW THE LISTING ON [PEOPLES COMPANY.COM](https://www.peoplescompany.com)



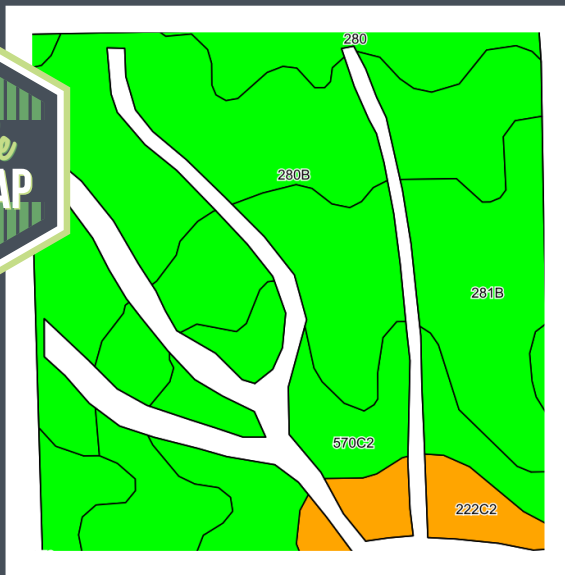




# 40

Acres M/L

**Tract 1** consists of 40 acres m/l with approximately 38.74 Cropland acres m/l. Of the 38.74 cropland acres there is currently 34.12 acres m/l in row crop production carrying a CSR2 rating of 84.4. The remaining 4.62 acres m/l are enrolled in the CRP "Conservation Reserve Program" with an annual payment of \$947. View the "CRP Map" below under the tract photos for more contract information. The primary soil types include Mahaska & Otley Silty Clay Loams. The farm is located just north of Thornburg, IA in Section 23 of Prairie Township, Keokuk County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.



## 84.4

CSR2 RATING

Code	Soil Description	Acres	% of Field	CSR2
280B	Mahaska silty clay loam	11.62	34.1%	89 ●
281B	Otley silty clay loam	11.53	33.8%	91 ●
570C2	Nira silty clay loam	5.63	16.5%	71 ●
280	Mahaska silty clay loam	3.31	9.7%	94 ●
222C2	Clarinda silty clay loam	2.03	5.9%	42 ●

**Weighted Average 84.4**



FOR MORE INFORMATION VISIT [PEOPLESCOMPANY.COM](https://www.peoplescompany.com) | LISTING #15669





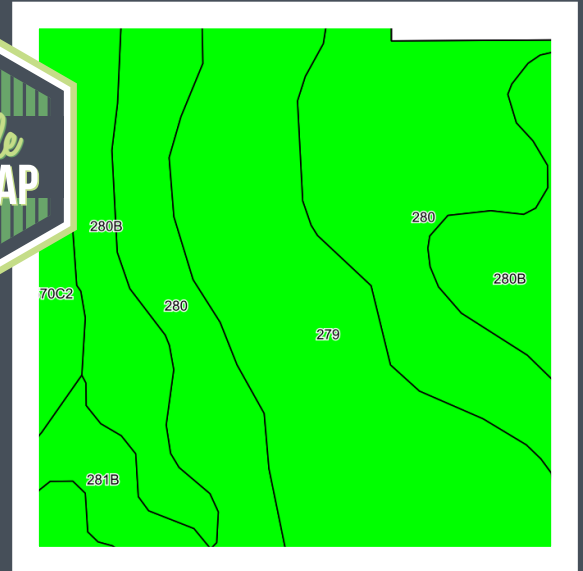
# 40

Acres M/L

September 16th | 10:00 am

## WHAT CHEER, IOWA

**Tract 2** consists of 40 acres m/l with approximately 37.70 Cropland acres carrying a CSR2 rating of 88. The primary soil types include Mahaska & Taintor Silty Clay Loams. The farm is located just north of Thornburg, IA in Section 22 of Prairie Township, Keokuk County, Iowa. Not often does a farm of this caliber and magnitude come to the open market.



# 88

## CSR2 RATING

Code	Soil Description	Acres	% of Field	CSR2
280	Mahaska silty clay loam	14.05	37.3%	94 ●
279	Taintor silty clay loam	12.58	33.4%	83 ●
280B	Mahaska silty clay loam	7.39	19.6%	89 ●
570C2	Nira silty clay loam	2.03	5.4%	71 ●
281B	Otley silty clay loam	1.65	4.4%	91 ●

**Weighted Average 88**



## Keokuk County Farmland Auction





# 80

Acres M/L

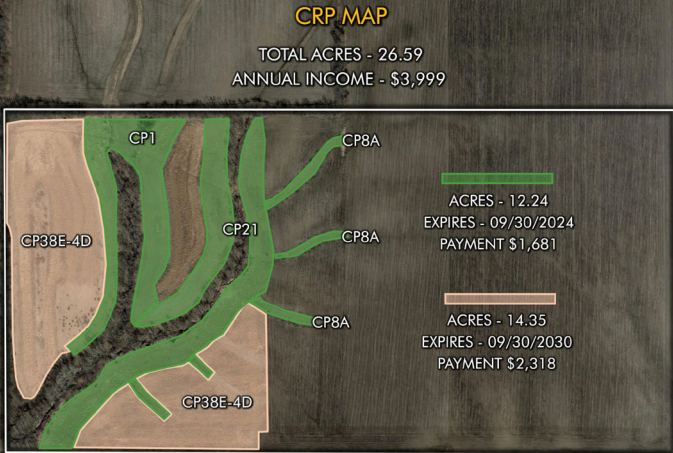
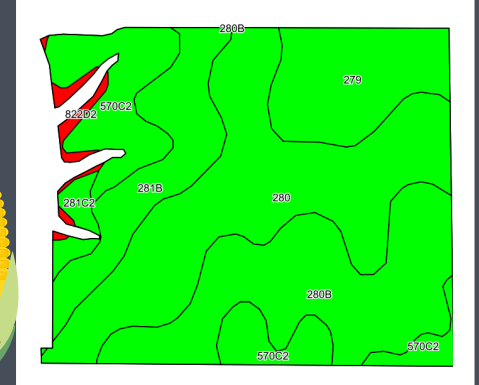
**Tract 3** consists of 80 acres m/l with approximately 72.37 cropland acres m/l. Of the 72.37 cropland acres there is currently 45.78 acres m/l in row crop production carrying a CSR2 rating of 86.2. The remaining 26.59 acres m/l are enrolled in the CRP "Conservation Reserve Program" with an annual payment of \$3,999. View the "CRP Map" below for more contract information. The primary soil types include Mahaska & Nira Silty Clay Loams. The farm is located just north of Thornburg, IA in Section 22 of Prairie Township, Keokuk County, Iowa.

The west half of the property consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife including Whitetail Deer, Turkey & Pheasants.



## 86.2

CSR2 RATING



Code	Soil Description	Acres	% of Field	CSR2
280	Mahaska silty clay loam	14.98	32.7%	94 ●
280B	Mahaska silty clay loam	11.15	24.4%	89 ●
570C2	Nira silty clay loam	6.69	14.6%	71 ●
279	Taintor silty clay loam	5.92	12.9%	83 ●
281B	Otley silty clay loam	5.48	12.0%	91 ●
281C2	Otley silty clay loam	0.87	1.9%	82 ●
822D2	Lamoni silty clay loam	0.69	1.5%	13 ●

**Weighted Average 86.2**





12119 Stratford Drive, Suite B  
Clive, IA 50325



PEOPLES COMPANY.COM  
LISTING #15669



### *Auction Location*

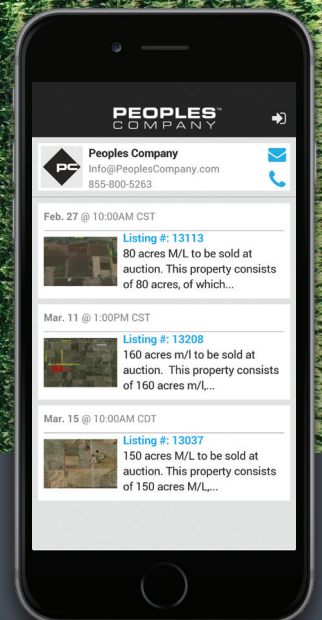
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