

UPCOMING AUCTION

PRESENTED BY

An illustration of a tractor, shown from a side profile, positioned at the top of an oval-shaped frame.

Adams County
1,180.52 ACRES M/L
OFFERED AS TEN TRACTS

Eblen Farms

THURSDAY, DECEMBER 2ND | 2:00 PM

SUPERTEL INN | 800 LAUREL STREET | CRESTON, IOWA

Eblen Farms

THURSDAY, DECEMBER 2ND AT 2:00 PM

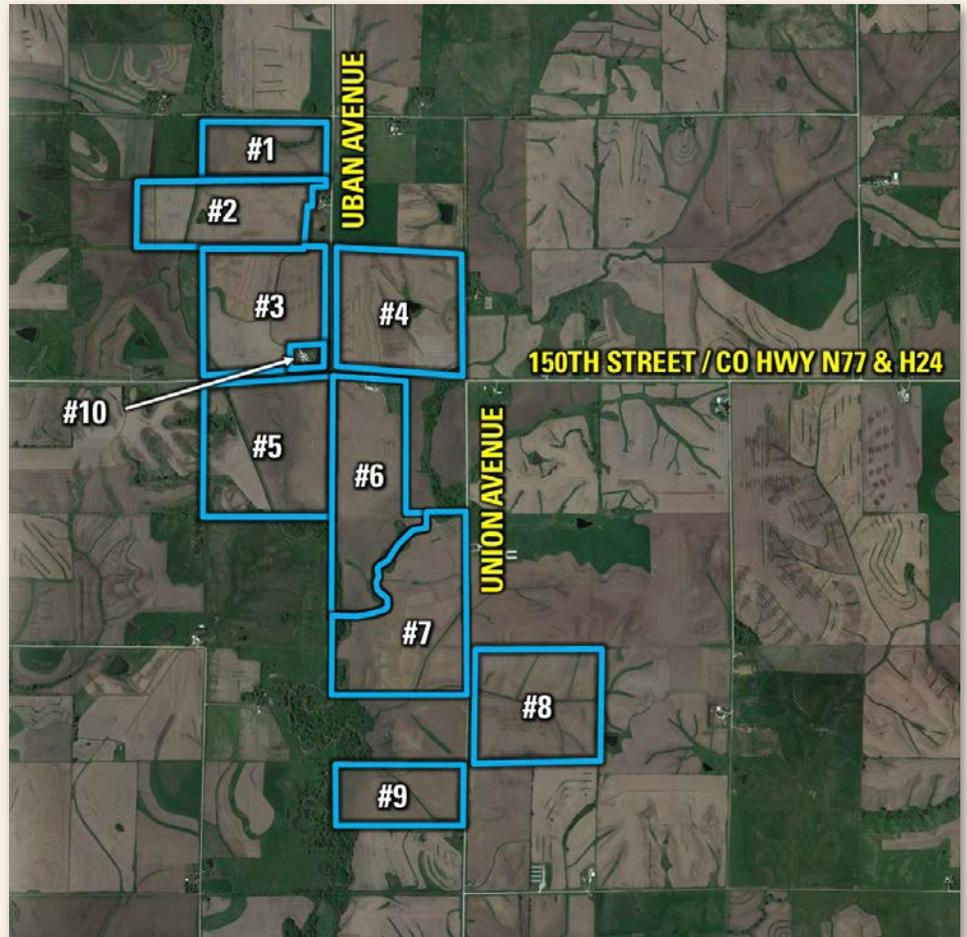
Auction Location | Supertel Inn & Conference Center | 800 Laurel Street | Creston, Iowa 50801

EXECUTIVE SUMMARY

Peoples Company is honored to represent the Arnold D. Eblen Revocable Trust & Nellie M. Eblen Family Trust in the sale of 1,180.52 total acres m/l of highly tillable Adams County, Iowa farmland!

Of the 1,180.52 total acres m/l in this complete portfolio, the Eblen farmland includes an estimated 1,044.47 FSA cropland acres carrying above-county CSR2 ratings. The farm is leased for the 2022 cropping season and cash rent will be prorated to the Buyer/s of each tract. Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants. A single-family home and acreage site will be offered for sale and included in this auction. This home can be viewed by contacting the listing agents, Andrew Zellmer and/or Matt Adams, or by attending the **Open Houses on Sunday, November 14th from 1:00 PM to 4:00 PM and Thursday, November 18th from 4:00 PM to 7:00 PM.** All tracts have been extensively improved with drainage tile.

The farmland tracts will be sold as nine individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or any of the tracts for their high bid. "Buyer's Choice" auctioning will continue until all nine tracts have been purchased and removed from the auction. The acreage site (Tract 10) will be offered through a traditional auction as a total purchase price. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.



1,180.52 TOTAL ACRES M/L

Tract 1: 80 Acres M/L

Tract 2: 109.80 Acres M/L

Tract 3: 145.14 Acres M/L

Tract 4: 154.73 Acres M/L

Tract 5: 165.52 Acres M/L

Tract 6: 134.88 Acres M/L

Tract 7: 165.03 Acres M/L

Tract 8: 136 Acres M/L

Tract 9: 80 Acres M/L

Tract 10: Home and 9.34-Acre Acreage Site



AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at PeoplesCompany.BidWrangler.com

Auction Method: The ten tracts will be offered via Public Auction and will take place at 2:00 PM at the Supertel Inn & Conference Center, 800 Laurel Street, Creston, Iowa 50801. Nine farmland tracts (Tracts 1-9) will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or any of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all nine farmland tracts have been purchased and removed from the auction. The acreage will be offered through a traditional auction as a total purchase price. Tracts will not be offered in their entirety at the conclusion the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. The houses will be sold on an "as is, where is" basis and since the property is owned by Trust, the Seller is exempt from the Time of Transfer requirements. Should a Buyer want to repair, perform maintenance, or replace the septic system, it will be at their sole expense and responsibility.

Tract 1: 80 Acres M/L

Tract 2: 109.80 Acres M/L

Tract 3: 145.14 Acres M/L

Tract 4: 154.73 Acres M/L

Tract 5: 165.52 Acres M/L

Tract 6: 134.88 Acres M/L

Tract 7: 165.03 Acres M/L

Tract 8: 136 Acres M/L

Tract 9: 80 Acres M/L

Tract 10: 9.34-Acre Acreage Site (to be surveyed)

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Adams County Farm Service Agency. 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 Adams 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 before Tuesday, December 28th, 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 land will be given At Closing. Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the upcoming 2022 cropping season and the Buyer/s will receive the prorated 2022 cash rent payment for each tract.

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.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Surveys: Surveys will be completed by the Seller for Tract 10. The acreage and surrounding tracts are subject to change prior to the auction. No additional surveying or staking will be provided by the Seller.

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.

CONTACT

Andrew Zellmer: 712.898.5913

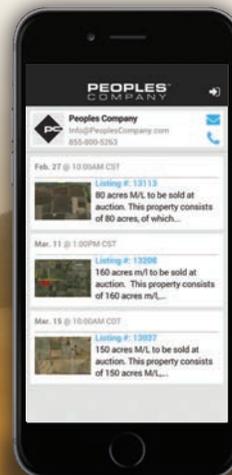
AndrewZ@PeoplesCompany.com

Matt Adams: 515.423.9235

Matt@PeoplesCompany.com



PeoplesCompany.com | Listing #15850



ONLINE BIDDING AVAILABLE

Not able to make it to the 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.



Tract 1

80 ACRES M/L

Gross Taxes: \$2,248.00 | CSR2: 70.50

TRACT 1 consists of 80 acres m/l with 69.03 FSA tillable acres carrying a CSR2 Rating of 70.5. The 69.03 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$17,602.65) from the tenant. There is over 15,620 ft of 4 to 8" drainage tile installed between Tracts #1 and #2.



Code	Soil Description	Acres	% of field	Legend	CSR2
371D2	Sharpsburg-Nira silty clay loam	14.91	21.6%		57
870C2	Sharpsburg silty clay loam	12.35	17.9%		79
545B	Zook-Ely-Gullied land complex	9.34	13.5%		64
54+	Zook silt loam	7.59	11.0%		69
8B	Judson silty clay loam	6.98	10.1%		93
54	Zook silty clay loam	5.20	7.5%		67
870B	Sharpsburg silty clay loam	4.70	6.8%		91
Weighted Average					70.5

Tract 2

109.80 ACRES M/L

Gross Taxes: \$3,508.00 | CSR2: 79.40

TRACT 2 consists of 109.88 acres m/l with 105.70 FSA tillable acres carrying a CSR2 Rating of 79.2. The 105.70 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$26,953.50) from the tenant. There is over 15,620 ft of 4 to 8" drainage tile installed between Tracts #1 and #2.



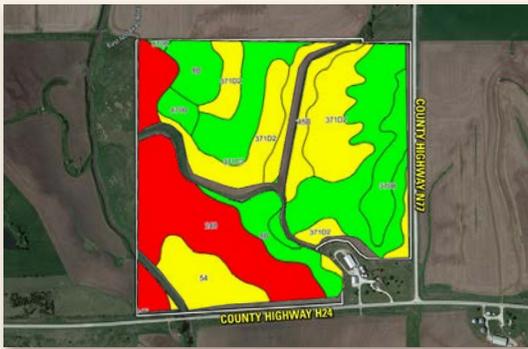
Code	Soil Description	Acres	% of field	Legend	CSR2
54	Zook silty clay loam	34.90	33.0%		67
371C2	Sharpsburg-Nira silty clay loam	31.92	30.2%		83
870B	Sharpsburg silty clay loam	17.98	17.0%		91
370B	Sharpsburg silty clay loam	8.75	8.3%		91
8B	Judson silty clay loam	8.19	7.7%		93
248	Wabash silty clay loam	1.95	1.8%		37
545B	Zook-Ely-Gullied land complex	0.98	0.9%		64
Weighted Average					79.4

Tract 3

145.14 ACRES M/L

Gross Taxes: \$3,682.00 | CSR2: 65.40

TRACT 3 consists of 145.14 acres m/l with an estimated 125.65 FSA tillable acres carrying a CSR2 Rating of 65.4. The 125.65 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$32,040.75) from the tenant. There is approximately 23,687 feet of 4 to 8" drainage tile located predominately on the southern half and northeast portion of the tract.



Code	Soil Description	Acres	% of field	Legend	CSR2
248	Wabash silty clay loam	30.67	24.4%		37
371C2	Sharpsburg-Nira silty clay loams	29.98	23.9%		83
371D2	Sharpsburg-Nira silty clay loams	26.97	21.5%		57
8B	Judson silty clay loam	11.80	9.4%		93
54	Zook silty clay loam	9.07	7.2%		67
545B	Zook-Ely-Gillied land complex	7.71	6.1%		64
370B	Sharpsburg silty clay loam	6.89	5.5%		91
Weighted Average					65.4

Tract 4

154.73 ACRES M/L

Gross Taxes: \$4,020.00 | CSR2: 69.00

TRACT 4 consists of 154.73 acres with 136.72 FSA tillable acres carrying a CSR2 Rating of 69.0. The primary soil types include Sharpsburg-Nira silty clay loam, Sharpsburg silty clay loam, and Olmitz-Ely-Zook complex. The 136.72 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$34,863.60) from the tenant.



Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loam	38.75	28.3%		83
370B	Sharpsburg silty clay loam	20.65	15.1%		91
15B	Olmitz-Ely-Zook complex	19.66	14.4%		82
Y24D2	Shelby clay loam	12.37	9.0%		49
54+	Zook silt loam	9.58	7.0%		69
371D2	Sharpsburg-Nira silty clay loam	8.65	6.3%		57
Y93D2	Shelby-Adair clay loams	8.15	6.0%		35
Weighted Average					69

Tract 5

165.52 ACRES M/L

Gross Taxes: \$3,882.00 | CSR2: 63.30

TRACT 5 consists of 165.52 acres with 141.99 FSA tillable acres carrying a CSR2 Rating of 63.3. The 141.99 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$36,207.45) from the tenant.



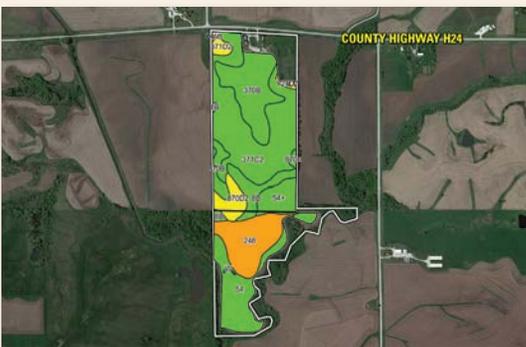
Code	Soil Description	Acres	% of field	Legend	CSR2
54	Zook silty clay loam	36.78	25.9%	 	67
54+	Zook silty loam	19.49	13.7%	 	69
248	Wabash silty clay loam	18.71	13.2%	 	37
8B	Judson silty clay loam	15.84	11.2%	 	93
371C2	Sharpsburg-Nira silty clay loams	14.60	10.3%	 	83
Y24F	Shelby loam	9.61	6.8%	 	27
870D2	Sharpsburg silty clay loam	8.10	5.7%	 	56
Weighted Average					63.3

Tract 6

134.88 ACRES M/L

Gross Taxes: \$5,507.00 | CSR2: 73.30

TRACT 6 consists of 134.88 acres with 117.43 FSA tillable acres carrying a CSR2 Rating of 73.3. This tract also contains a well-kept Morton steel utility machine shed (66' x 120') with concrete flooring along with three Sukup steel grain bins with approximately 85,000-bushel capacity.



Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loams	37.57	32.0%	 	83
54	Zook silty clay loam	18.62	15.9%	 	67
370B	Sharpsburg silty clay loam	18.58	15.8%	 	91
248	Wabash silty clay loam	16.71	14.2%	 	37
8B	Judson silty clay loam	7.32	6.2%	 	93
54+	Zook silt loam	6.76	5.8%	 	69
870D2	Sharpsburg silty clay loam	5.11	4.4%	 	56
Weighted Average					73.3

Tract 7

165.03 ACRES M/L

Gross Taxes: \$3,997.00 | CSR2: 66.00

TRACT 7 consists of 165.03 acres with 142.52 FSA tillable acres carrying a CSR2 Rating of 66. The primary soil types include Sharpsburg-Nira silty clay loam, Wabash silty clay loam, and Sharpsburg silty clay loam. The 142.52 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$36,342.60) from the tenant.



Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loams	35.18	24.7%		83
248	Wabash silty clay loam	18.97	13.3%		37
370B	Sharpsburg silty clay loam	16.98	11.9%		91
545B	Zook-ely-Gullied land complex	13.79	9.7%		64
870D2	Sharpsburg silty clay loam	12.88	9.0%		56
870C2	Sharpsburg silty clay loam	7.54	5.3%		79
371D2	Sharpsburg-Nira silty clay loams	7.54	5.3%		57
Weighted Average					66

Tract 8

136 ACRES M/L

Gross Taxes: \$3,004.00 | CSR2: 55.80

TRACT 8 consists of 136 acres with 129.95 FSA tillable acres carrying a CSR2 Rating of 55.8. The 129.95 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$33,137.25) from the tenant.



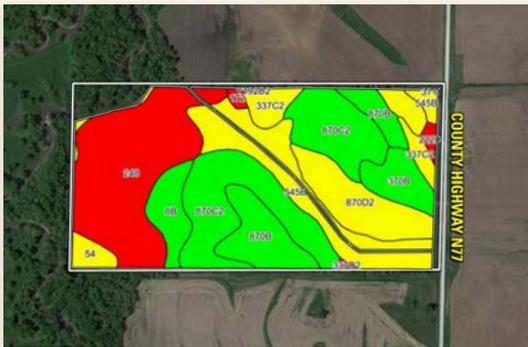
Code	Soil Description	Acres	% of field	Legend	CSR2
371C2	Sharpsburg-Nira silty clay loams	40.89	31.5%		83
545B	Zook-Ely-Gullied land complex	23.30	17.9%		64
470D2	Lamoni-Shelby complex	17.15	13.2%		26
Y192D2	Adair clay loam	14.76	11.4%		16
Y93D2	Shelby-Adair clay loams	9.80	7.5%		35
370B	Sharpsburg silty clay loam	5.46	4.2%		91
248	Wabash silty clay loam	5.04	3.9%		37
Weighted Average					55.8

Tract 9

80 ACRES M/L

Gross Taxes: \$1,876.00 | CSR2: 64.40

TRACT 9 consists of 80 acres with 73.88 FSA tillable acres carrying a CSR2 Rating of 64.4. The 73.88 tillable acres are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease (\$18,839.40) from the tenant.



Code	Soil Description	Acres	% of field	Legend	CSR2
248	Wabash silty caly loam	18.22	24.7%		37
870C2	Sharpsburg silty clay loam	17.37	23.5%		79
545B	Zook-Ely-Gullied land complex	10.37	4.0%		64
870D2	Sharpsburg silty clay loam	8.17	11.1%		56
870B	Sharpsburg silty clay loam	7.26	9.8%		91
370B	Sharpsburg silty clay loam	3.55	4.8%		91
8B	Judson silty clay loam	3.42	4.6%		93
Weighted Average					64.4

Tract 10

9.34 ACRES M/L

3043 150th Street | Creston, IA 50801

TRACT 10 consists of 9.34 acres m/l (to be surveyed). This tract includes a single-family, split level ranch style house, built in 1975, with four bedrooms and three bathrooms with 2,172 sq ft of living area and an attached double stall garage. The house was completely remodeled in 2004 with a new roof, newer Pella windows, metal exterior siding along with a large patio/deck area. The kitchen has hardwood floors, white oak cabinets, and granite countertops. Appliances included in the sale are the stove, dishwasher, and microwave. There are two 50-gallon electric water heaters along with oak built-ins in the basement.



This tract also contains a 60' x 100' steel utility building, built in 1987, 52' x 60' wood frame pole building, built in 1950, and four steel grain bins, built between 1950 and 1983, with approximately 42,000-bushel capacity. There are approximately 1.60 tillable acres that are currently leased for the 2022 cropping season and the Buyer will assume the cash rent lease from the tenant. **This home can be viewed by contacting the listing agents, Andrew Zellmer and/or Matt Adams, or by attending the Open Houses.**

TRACT 10 CONTINUED



Split Level Ranch Style House
Built In 1975 | Completely remodeled in 2004
Four Bedrooms | Three Bathrooms
2,172 Sq Ft of Living Area
Sitting on 9.34 Acres M/L of Land
Gross Taxes: \$3,842.00

Open Houses:
Sunday, November 14th from 1:00 to 4:00 PM
Thursday, November 18th from 4:00 to 7:00 PM



60' x 100' Steel Utility Building
Built in 1987



52' x 60' Wood Frame Pole Building
Built in 1950



4 Steel Grain Buildings
Built between 1950 and 1983
Approximately 42,000 Bushel Capacity

Eblen Farms

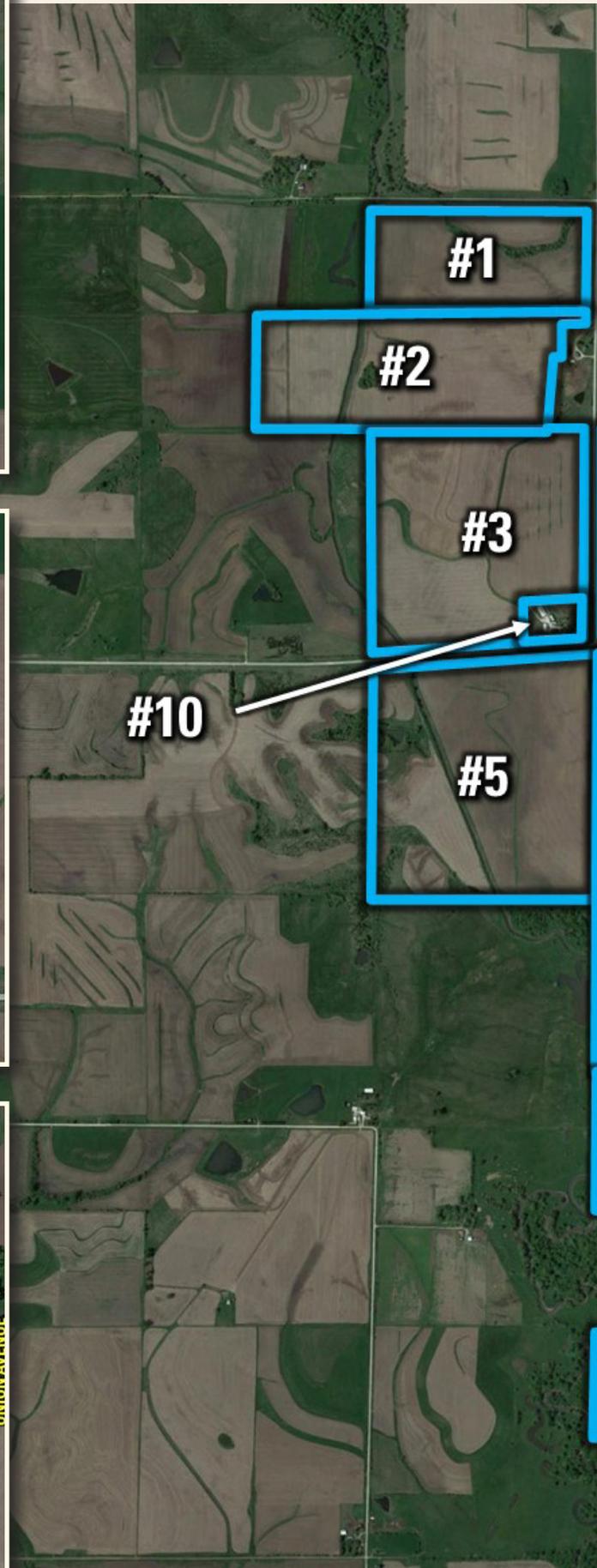
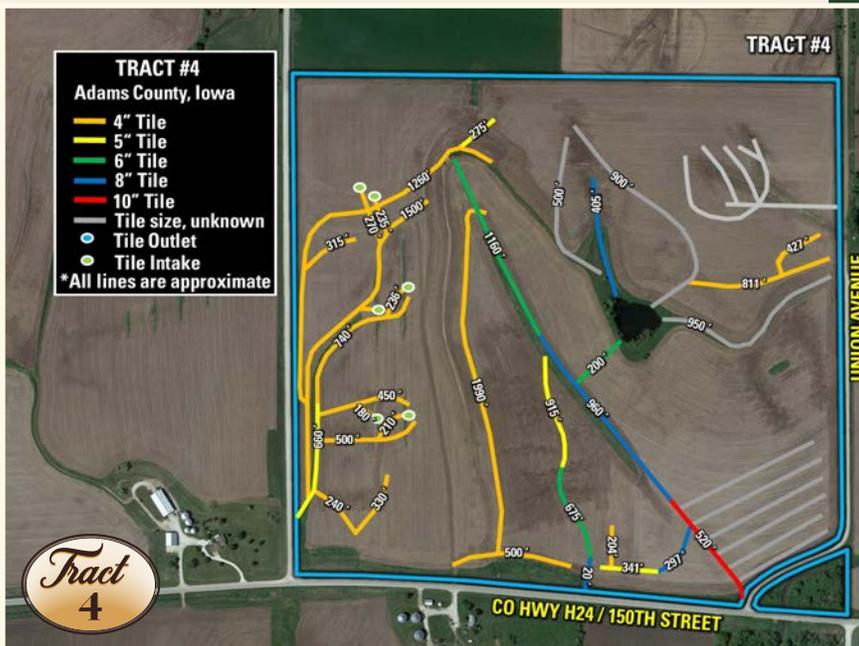
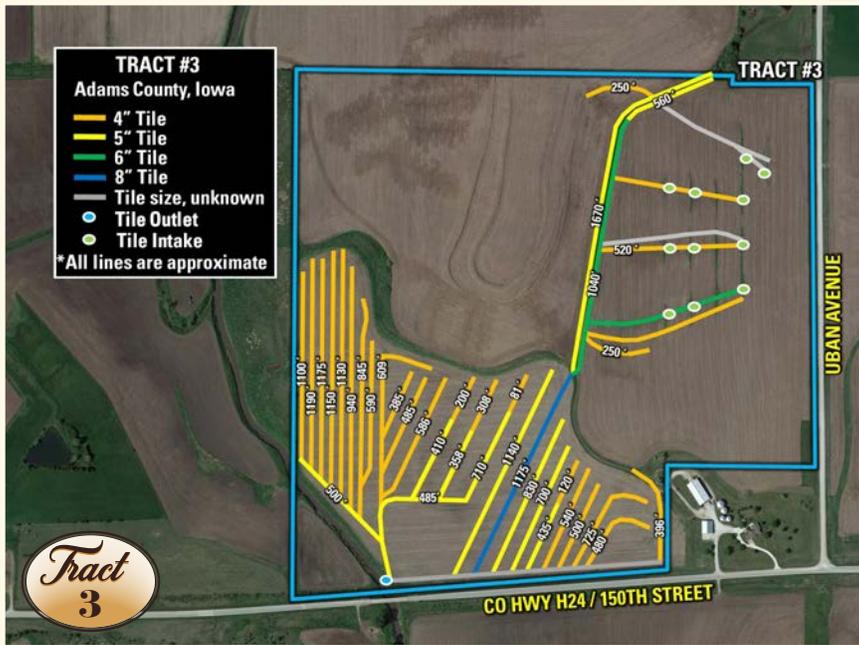
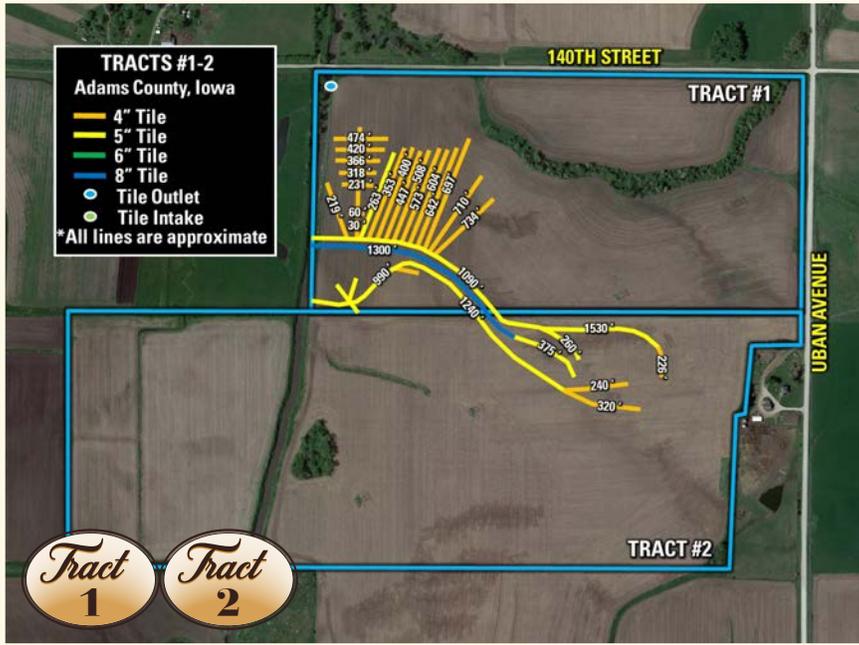
CONTACT

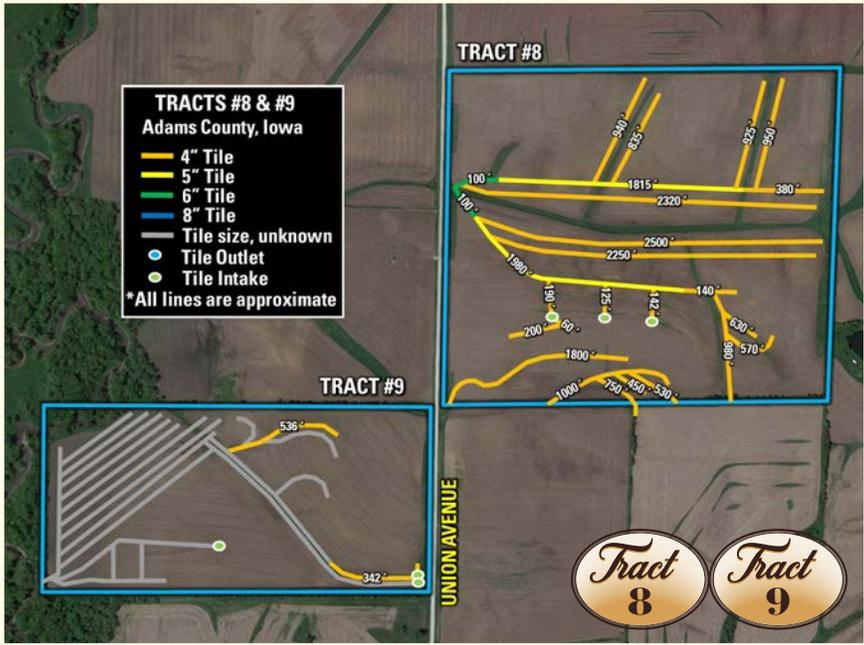
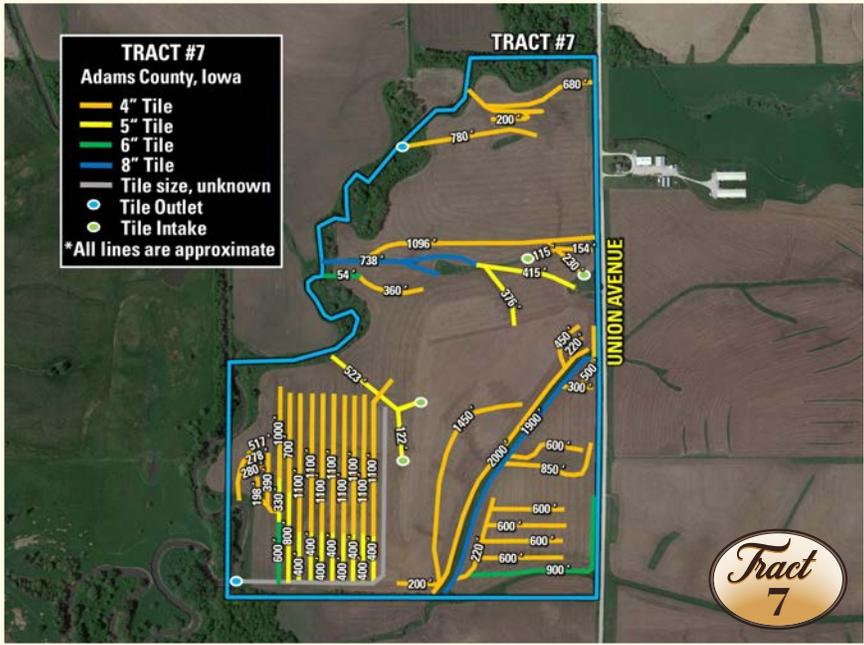
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Matt Adams: 515.423.9235
Matt@PeoplesCompany.com



TILE MAPS | TRACTS 1-9





*All information is to the best of our ability and is deemed reliable but not guaranteed and should be independently verified.



12119 Stratford Dr, Ste B
Clive, IA 50325
PeoplesCompany.com



SCAN ME-

Use your phone camera to scan the code at the left and view this listing online or visit: [PeoplesCompany.com](https://www.PeoplesCompany.com) | Listing 15850



Peoples Company is an all-inclusive land company that offers farm auctions, both public and online, traditional listings, farm management, certified appraisals and valuation services, and access to investor capital.



Eblen Farms

THURSDAY, DECEMBER 2ND

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