

FARMLAND AUCTION

TUESDAY, MARCH 15TH, 2022 AT 10:00 AM

ADAIR HEALTH & FITNESS CENTER | 202 NW NORTH TOWNLINER ROAD | GREENFIELD, IA 50849



OFFERED AS THREE TRACTS

219.23 ACRES M/L

Adair County

I O W A

CONTACT:

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VINCENT LIVING TRUST

PEOPLES COMPANY.COM

LISTING #15983

FARMLAND AUCTION

Adair County, Iowa Farmland Auction - Mark your calendars for Tuesday, March 15th, 2022 at 10:00 AM! Peoples Company is honored to represent The Vincent Living Trust in the sale of 219.23 total acres m/l of high quality and mostly tillable Adair County, Iowa farmland! This productive farmland portfolio will be offered in three tracts and would make for a great add-on unit to an existing farming operation or investment-grade quality land purchase. Tract #1 is located directly west of Orient, Iowa, and Tracts #2 and #3 are near Greenfield, Iowa. All three parcels have convenient access to several grain markets and highway locations along Hwy 25 and Co Hwy G61.

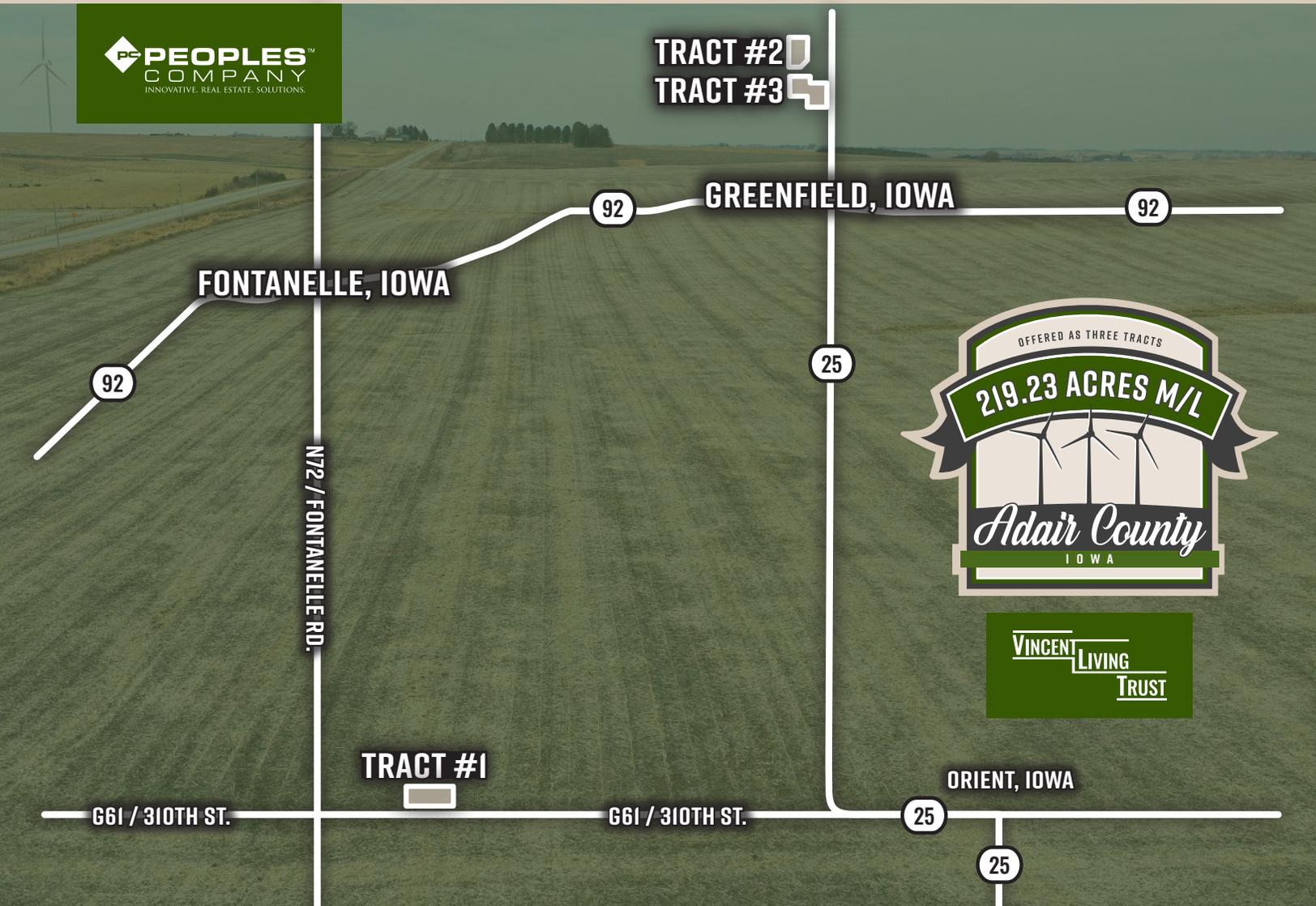
TRACT 1: 80 acres m/l with 71.84 FSA cropland acres carrying a CSR2 soil rating of 67.4

TRACT 2: 61.73 acres m/l with 57.29 FSA cropland acres carrying a CSR2 soil rating of 60.7

TRACT 3: 77.50 acres m/l with 65.72 FSA cropland acres carrying a CSR2 soil rating of 63.9

The farms are leased for the 2022 farm year under a 50/50 crop share lease. The Winning Bidder will receive half of the 2022 crop and be responsible for half of the inputs. The Buyer will need to reimburse the Seller at Closing for inputs already paid by Seller. Contact listing agent, Matt Adams, for estimated crop budget, inputs costs, or additional lease details. Copies of invoices are available upon request as well.

The three tracts will be offered via Public Auction and will take place on March 15th, 2022 at 10:00 AM at the Adair Health & Fitness Center, 202 NW North Townline Road, Greenfield, Iowa 50849. The farmland tracts will be sold as three 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 three tracts for their high bid. "Buyer's Choice" auctioning will continue until all three tracts have been purchased and removed from the auction. 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.



TRACT 1: 80 ACRES M/L

COUNTY HIGHWAY G61/INDIAN AVENUE, ORIENT, IA 50858

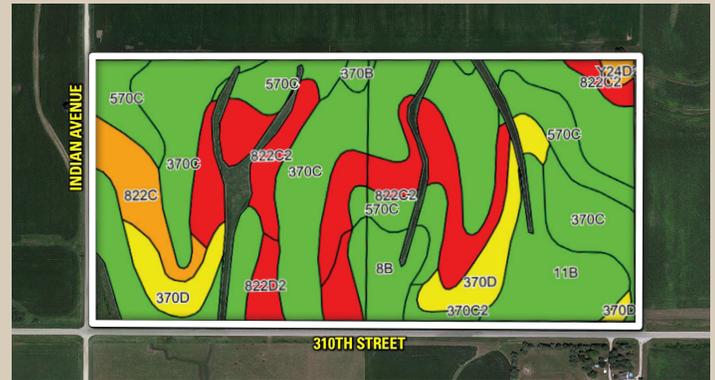


GROSS TAXES: \$1,820.00

Tract 1 consists of 80 acres m/l including 71.84 FSA tillable acres with a CSR2 of 67.4 with the primary soil type of Sharpsburg silty clay loam. The farm is leased for the 2022 farm year under a 50/50 crop share lease. Winning Bidder will receive half of the crop and be responsible for half of the inputs. Contact listing agent for information on inputs costs and additional lease details. The previous year crop was soybeans and will be planted to corn for the 2022 farm year.

A MidAmerican wind easement is located on this property. Contact agent for details. This farmland tract is located six miles west of Orient, Iowa along County Highway G61/310th Street in the Southwest Quarter of Section 16 in Richland Township, Adair County, Iowa.

Code	Soil Description	Acres	% of Field	CSR2	Legend
370C	Sharpsburg silty clay loam	24.40	34.0%	81	Green
822C2	Lamoni silty clay loam	12.14	16.9%	32	Red
11B	Colo-Ely silty clay loams	10.05	14.0%	80	Light Green
570C	Nira silty clay loam	9.09	12.7%	84	Light Green
370D	Sharpsburg silty clay loam	5.79	8.1%	59	Yellow
822C	Lamoni silty clay loam	3.34	4.6%	42	Orange
8B	Judson silty clay loam	3.08	4.3%	93	Light Green
822D2	Lamoni silty clay loam	2.40	3.3%	10	Red
Weighted Average				67.4	



AUCTION TERMS AND CONDITIONS:

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>

AUCTION METHOD: The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Adair Health & Fitness Center in Greenfield, Iowa. The three farmland tracts (Tracts 1-3) 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 three farmland tracts have been purchased and removed from the auction. 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.

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 Adair 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 Adair County FSA and NRCS offices.

TRACT 2: 61.73 ACRES M/L

MONROE AVENUE/220TH STREET, GREENFIELD, IA 50849

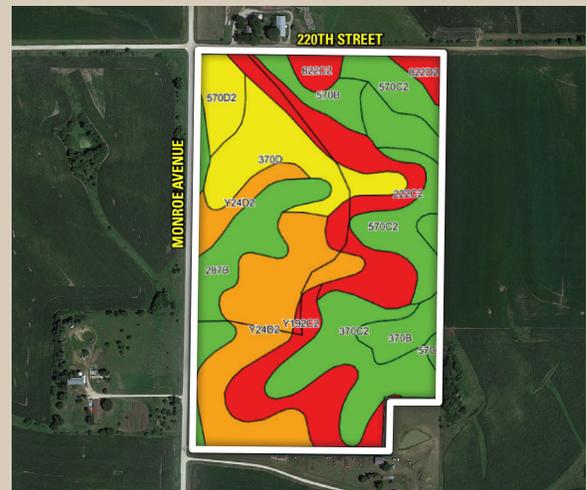


GROSS TAXES: \$1,434.00

Tract 2 consists of 61.73 acres m/l including 57.29 FSA tillable acres carrying a CSR2 value of 60.7. The primary soil types include high-producing Sharpsburg silty clay loam combined with Shelby clay loam, Clarinda silty loam, and Nira silty clay loam. The farms are leased for the 2022 farm year under a 50/50 crop share lease. Winning Bidder will receive half of the crop and be responsible for half of the inputs. Contact listing agent for information on inputs costs and additional lease details. The previous year crop was corn and will be planted to soybeans for the 2022 farm year.

Tract 2 is located directly southeast of the intersection of 220th Street and Monroe Avenue near Greenfield, Iowa in Section 6 of Lee Township, Adair County, Iowa.

Code	Soil Description	Acres	% of Field	CSR2	Legend
Y24D2	Shelby clay loam	11.37	19.8%	49	
222C2	Clarinda silty clay loam	6.83	11.9%	38	
370C2	Sharpsburg silty clay loam	6.54	11.4%	80	
370D	Sharpsburg silty clay loam	6.00	10.5%	59	
287B	Zook-Colo-Ely silty clay loams	5.58	10.2%	76	
570C2	Nira silty clay loam	5.77	10.1%	81	
Y192C2	Adair clay loam	5.04	8.8%	33	
370B	Sharpsburg silty clay loam	4.11	7.2%	91	
Weighted Average				60.7	



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 Friday, April 29th, 2022. 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 farms are leased for the 2022 farm year under a 50/50 crop share lease. Winning Bidder will receive half of the crop and be responsible for half of the inputs. Contact listing agent for information on inputs costs

and additional lease details.

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: A survey will be completed by the Seller dividing the shared parcel between Tracts 2 & 3. The acres for the tracts are subject to change prior

TRACT 3: 77.50 ACRES M/L

IOWA HIGHWAY 25, GREENFIELD, IA 50849



GROSS TAXES: \$1,826.00

Tract 3 consists of 77.50 acres m/l including 65.71 FSA tillable acres carrying a CSR2 value of 63.9 with the primary soil types of Zook-Colo-Ely silty clay loam and Shelby clay loam. The farms are leased for the 2022 farm year under a 50/50 crop share lease. Winning Bidder will receive half of the crop and be responsible for half of the inputs. Contact listing agent for information on inputs costs and additional lease details.

Tract 3 is located along the west side of Iowa Highway 25 near Greenfield, Iowa within Section 6 of Lee Township, Adair County, Iowa.

Code	Soil Description	Acres	% of Field	CSR2	Legend
287B	Zook-Colo-Ely silty clay loams	38.20	58.1%	76	
Y24D2	Shelby clay loam	15.47	23.5%	49	
822D2	Lamoni silty clay loam	4.85	7.4%	10	
570D2	Nira silty clay loam	3.00	4.6%	55	
Y24C	Shelby loam	1.58	2.4%	76	
370C	Sharpsburg silty clay loam	1.46	2.2%	81	
Y24C2	Shelby clay loam	1.04	1.6%	73	
370C2	Sharpsburg silty clay loam	0.12	0.2%	80	
Weighted Average				63.9	



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.

SELLER: Vincent Living Trust

12119 Stratford Drive, Suite B

Clive, IA 50325



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10:00 AM

ADAIR HEALTH & FITNESS CENTER
GREENFIELD, IA 50849



SCAN ME
WITH YOUR
CAMERA

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.

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