

Mahaska County

FARMLAND AUCTION

581

ACRES M/L

OFFERED IN FOUR TRACTS

March 9th at 10:00 AM

NEW SHARON CITY PARK BUILDING

108 North Pearl Street | New Sharon, IA 50207

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Mahaska County

FARMLAND AUCTION

Peoples Company is pleased to present this major Mahaska County portfolio consisting of 581.09 acres m/l located centrally between New Sharon & Barnes City IA, Iowa. Not often does land of this caliber and magnitude come to the open market. This Public Auction will be offered in four separate tracts. The Auction will be held at the New Sharon City Park Building and will begin at 10:00 AM on Wednesday, March 9th 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 farmland in a strong area. The four tracts are situated in sections 28, 30 & 31 of Pleasant Grove Township Mahaska County, Iowa.

Farm Lease: The lease has been terminated and will be open for the 2022 cropping season.

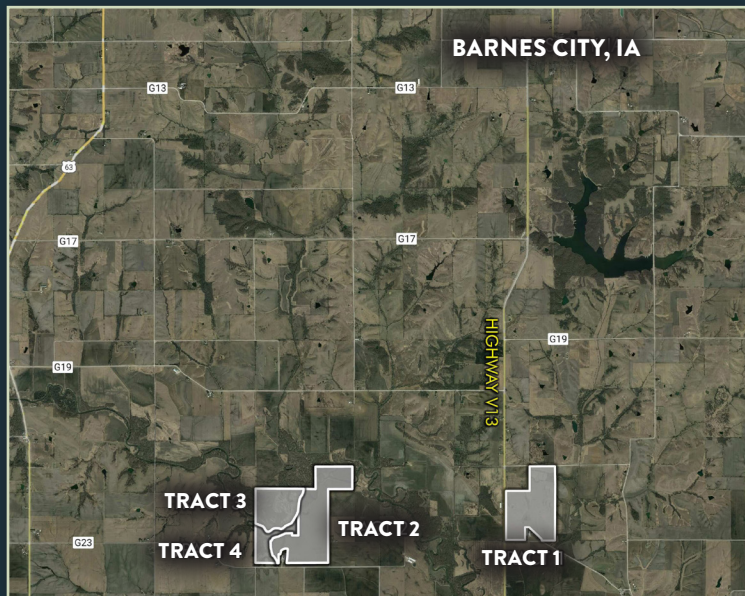
Tract 1: 183.44 Acres m/l containing 169.12 FSA Cropland acres with 102.61 current tillable acres carrying a CSR2 of 66.5

Tract 2: 235.98 Acres m/l containing 176.74 tillable acres m/l carrying a CSR2 of 81.

Tract 3: 107.02 Acres m/l containing 62.41 tillable acres m/l carrying a CSR2 of 82.2.

Tract 4: 54.65 Acres m/l - Great recreational tract with spectacular hunting & building site potential.

MANURE EASEMENTS - Buyers of Tracts 1 & 2 will have the OPTION to take the manure from the hog buildings on site for future manure application.



Auction Terms & Conditions

Auction Method: Tracts 1 - 4 will be sold on an individual basis by price per acre starting with tract one and so on. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Mahaska 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 Mahaska 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 Thursday April 14th 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 farm will be given at closing.

Farm Lease: The current farm lease has been terminated. The farm will be open for the 2022 crop 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

183.44 ACRES M/L

Tract 1 consists of 183.44 acres m/l of a diverse mix of cropland and CRP. This tract contains approximately 102.61 tillable acres m/l currently in row crop production carrying a CSR2 of 66.5. There is a remaining 62.13 acres m/l enrolled into two separate CRP contracts "Conservation Reserve Program" with an annual payment of \$12,010 "See CRP Map attachment". The primary soil types include Otley & Mahaska Silty Clay Loams. The farm is located just off Highway V13 south of Barnes City, IA in Section 28 of Pleasant Grove Township, Mahaska County, Iowa. Don't miss this opportunity to own a diverse farm off the highway full of income and hunting potential.

CORN YIELDS: 2016 = 200 Bu/Acre & 2019 = 207 Bu/Acre

MANURE EASEMENT - Buyer of this tract will have the **OPTION** to take the manure from the hog buildings on site for future manure application.



Tract 2

235.98 ACRES M/L

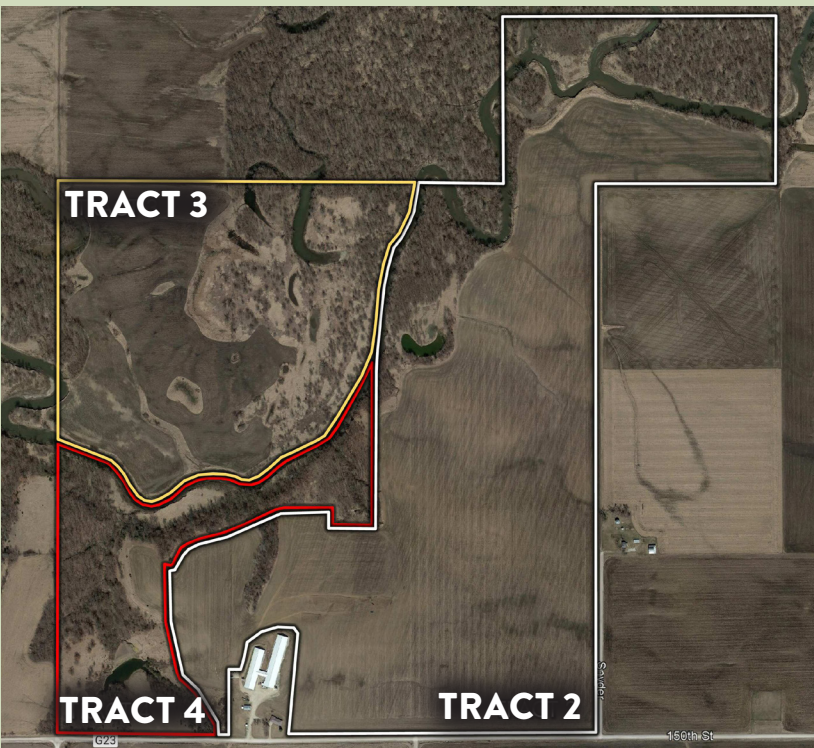
Tract 2 consists of 235.98 acres m/l with approximately 176.74 Cropland acres carrying a CSR2 rating of 81. The primary soil types include Ladoga & Mahaska Silty Clay Loams. This tract offers long rows reaching over 3/4 mile long allowing equipment to run. Not often do you find this opportunity in Iowa. Located along the North Skunk River this farm also offers river access for boating, kayaking & fishing. The farm is located just south of Barnes City, IA. Located in Section 30 & 31 of Pleasant Grove Township, Mahaska County, Iowa.

Not often does a farm of this caliber and magnitude come to the open market. Don't miss your opportunity to acquire a diverse farm with some of the best dirt in Mahaska County.

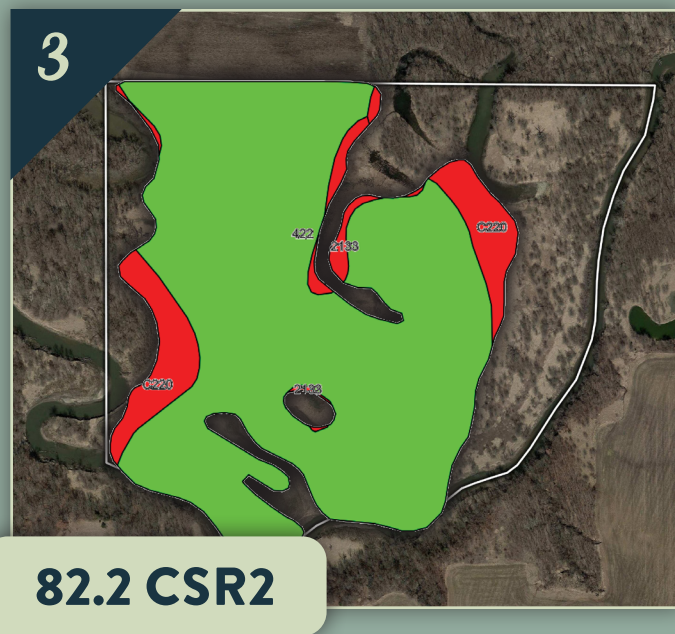
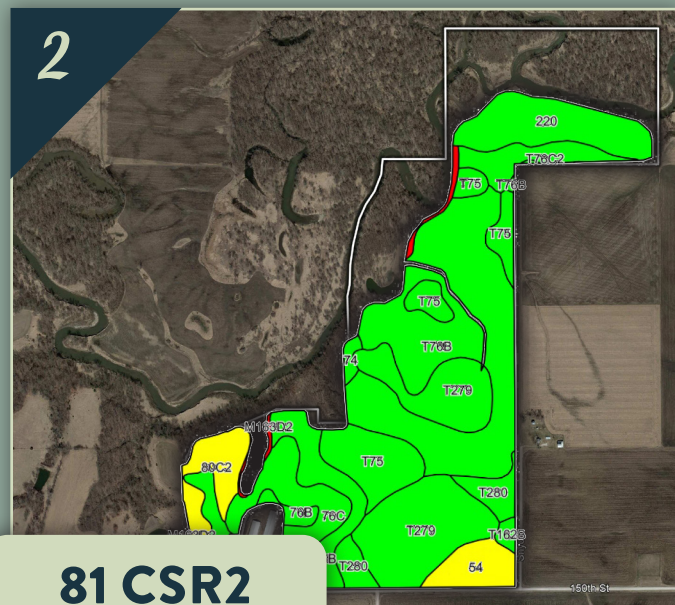
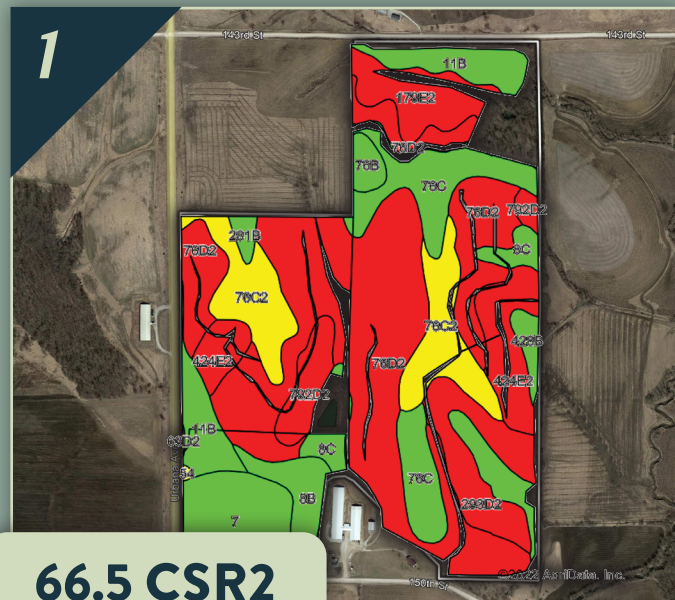
CORN YIELDS: 2016 = 211 Bu/Acre // 4 year average of 2014, 2016, 2019, 2020 = 194 Bu/Acre

SOYBEAN YIELDS: 2018 & 2021 Average was 66 Bu/Acre

MANURE EASEMENT - Buyer of this tract will have the **OPTION** to take the manure from the hog buildings on site for future manure application.



Scan the QR Code
to view the listing on
PeoplesCompany.com





Tract 3

107.02 ACRES M/L

Tract 3 consists of 107.02 acres m/l with approximately 62.41 Tillable acres carrying a CSR2 rating of 82.2. The primary soil type includes Amana Silty Clay Loam. Located on the north side of the North Skunk river this farm offers river access for boating, kayaking & fishing. The farm is accessed through a mile long easement coming from the north. This farm has determined wetlands amongst it that can be found in the attachment "Wetland Determination Map". Located just south of Barnes City, IA in Section 30 of Pleasant Grove Township Mahaska, County, IA.

Surrounded by almost 300 acres of timber and a natural river barrier this farm has the potential to be an astonishing hunting/recreational farm. Located down a mile long easement makes this property less pressured than almost any other farm. Overgrown wetlands have created a habitat and bedding area long the North Skunk River. With just a little bit of work, this income producing property could see Boone and Crocket whitetails hitting the ground.



Tract 4

54.65 ACRES M/L

Tract 4 is located along the North Skunk River, and offers endless recreational possibilities including hunting, fishing, kayaking, and boating. Over a half mile of river frontage meanders through the property displaying spectacular views. Abundant wildlife use this property as a travel corridor such as whitetail deer, turkey, pheasant, and waterfowl. Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitats including mature timber, brush, cedar thickets allowing for optimal habitat for wildlife. This tract also includes 2.47 acres m/l allowing for food plots or CRP to increase your hunting odds and hold wildlife on your property year round. Located just south of Barnes City, IA in Section 31 of Pleasant Grove Township Mahaska County, IA.

This property is set up perfect with an open field right off 150th Street overlooking a 1 acre pond making this the perfect location to build a home or year round getaway cabin.

Mahaska County Farmland Auction



NEW SHARON CITY PARK BUILDING

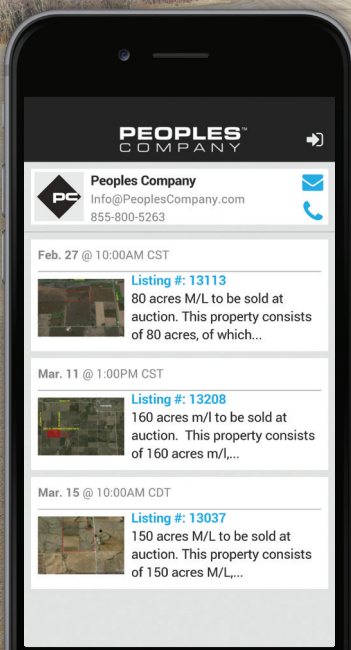
108 North Pearl Street
New Sharon, IA 50207



12119 Stratford Drive, Suite B
Clive, IA 50325



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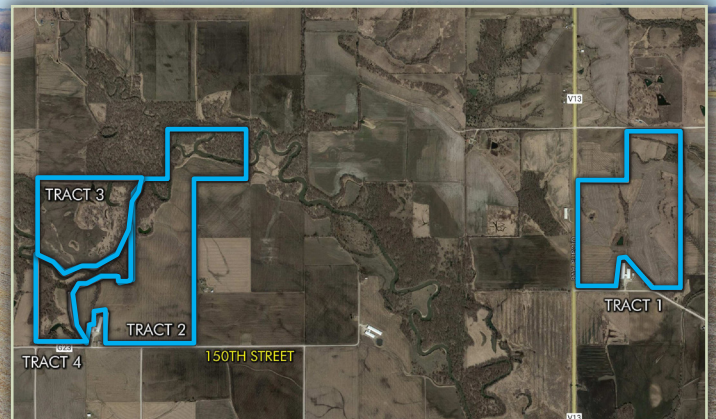


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