

BUCHANAN COUNTY

LAND AUCTION

194

ACRES M/L

OFFERED AS TWO TRACTS

THURSDAY, APRIL 14TH | 10:00 AM

ROWLEY AREA COMMUNITY CENTER

109 ELY STREET | ROWLEY, IA 52329

TRAVIS SMOCK

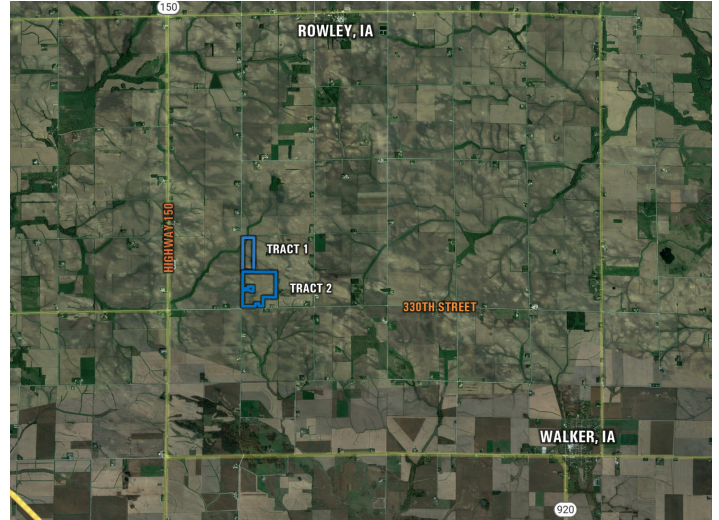
319.361.8089 | Travis@PeoplesCompany.com



BUCHANAN COUNTY, IOWA

194 ACRES M/L

Offering 194 acres m/l of Buchanan County farmland to be sold at public auction on Thursday, April 14th in Rowley, Iowa. This farm will be sold as two individual tracts using the "Buyer's Choice" auction method where the high bidder has the option to elect either or both tracts at the final bid amount. Tract 1 consists of 60 acres m/l with 52.1 tillable acres m/l carrying an average CSR2 of 71.2. Tract 2 consists of 134 acres m/l with 130.55 tillable acres m/l carrying a CSR2 of 51.9. These well tiled farms are situated in an area where very few farms are available to the open market. The auction will take place at the Rowley Community Center on Thursday, April 14th at 10:00 AM. Both tracts are located along King Avenue between Rowley and Walker, Iowa in Section 26 of Homer Township, Buchanan County, Iowa.



DIRECTIONS

From Rowley: Travel south on Lucas Avenue for 4 miles until you reach 330th Street. Turn west and travel 1 mile to King Avenue. Tract 2 is located at the northeast corner of this intersection. Travel north on King Avenue for 1/2 mile and Tract 1 is located on the east side of the road.

From Walker: Travel west on 51st Street for 4 miles until you reach 32nd Avenue. Turn north on 32nd Avenue and after 1 mile it will become King Avenue. Continue on King Avenue for 1 mile to 330th Street. Tract 2 is located at the northeast corner of this intersection. Continue north on King Avenue for 1/2 mile and Tract 1 is located on the east side of the road.

TRACT 1 60 ACRES M/L



Tract 1 consists of 60 acres m/l with 52.1 tillable acres m/l carrying a CSR2 of 71.2. The highly productive primary soil types are Clyde clay loam, Clyde-Floyd complex, and Floyd loam. This tract is located along King Avenue in Section 26 of Homer Township, Buchanan County, Iowa.

TRACT 2 134 ACRES M/L



Tract 2 consists of 134 acres m/l with 130.55 tillable acres m/l carrying a CSR2 of 51.9. The primary soil types include Burkhardt-Saude complex and Clyde clay loam. This tract is located along King Avenue in Section 26 of Homer Township, Buchanan County, Iowa.



TRACT 1 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		CSR2
			Field		
84	Clyde clay loam	16.04	30.8%	88	●
391B	Clyde-Floyd complex	8.98	17.2%	87	●
198B	Floyd loam	5.52	10.6%	89	●
807B	Schley variant sandy loam	4.31	8.3%	66	●
41B	Sparta loamy fine sand	4.01	7.7%	39	●
408B	Olin fine sandy loam	3.51	6.7%	74	●
776C	Lilah sandy loam	3.41	6.5%	5	●
399	Readlyn silt loam	2.29	4.4%	91	●

Weighted Average 71.2

TRACT 2 TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		CSR2
			Field		
241B	Burkhardt-Saupe complex	52.80	40.4%	33	●
84	Clyde clay loam	25.20	19.3%	88	●
776C	Lilah sandy clay loam	18.29	14.0%	5	●
198B	Floyd loam	14.41	11.0%	89	●
391B	Clyde-Floyd complex	13.36	10.2%	87	●
41B	Sparta loamy fine sand	5.43	4.2%	39	●
175B	Dickinson fine sandy loam	0.65	0.5%	50	●
399	Readlyn silt loam	0.41	0.3%	91	●

Weighted Average 51.9

AUCTION TERMS & CONDITIONS

Online Biddings: Register to bid at <http://peoplescompany.bidwangler.com/>

Auction Method: Both tracts 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 both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 60 Acres M/L

Tract 2: 134 Acres M/L

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 Buchanan 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 Buchanan County FSA and NRCS offi

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 Roberts & Eddy, PC Trust Account. Closing: Closing will occur on or before May 19, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Possession: Seller may grant buyer early possession to the property, at Seller's sole discretion. Prior to Seller granting early possession, the buyer will be required to execute and sign a valid lease agreement satisfactory to the Seller. The buyer will assume any and all liability and risk related to the buyer's use of the property during the early possession period. In the event the buyer does not purchase the property, the Buyer will not be entitled to receive reimbursement for any expenses

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Farm Lease: The farm is leased for the 2022 cropping season. The lease payment(s) will be prorated to the date of closing.

Closing Attorney: Brian Eddy, Roberts & Eddy, PC

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy, PC 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.

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.



2300 Swan Lake Boulevard, Suite 300
Independence, Iowa 50644

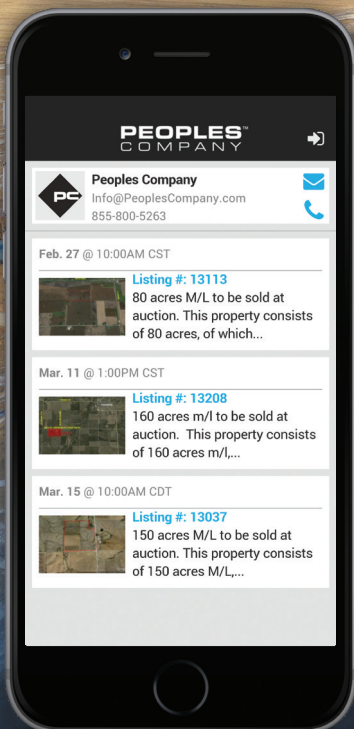


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ONLINE BIDDING AVAILABLE

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.



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