

FARMLAND AUCTION



FRANKLIN *and* BUTLER *County, Iowa*

NOV. 11th 2022 | OFFERED IN 2 TRACTS

10:00 AM

257.68

Acres M/L

LISTING # 16413

MATT ADAMS 515.423.9235
MATT@PEOPLES COMPANY.COM

STEVE BRUERE 515.222.1347
STEVE@PEOPLES COMPANY.COM

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AUCTION LOCATION

Maynes Grove Lodge

946 U.S. Highway 65, Hampton, Iowa 50441

Mark your calendar for Friday, November 11th, 2022 at 10:00 AM! Peoples Company is proud to represent Brower Farms in the sale of 257.68 acres m/l of prime Butler & Franklin County, Iowa farmland with top-producing clay loam soils! Situated near Geneva, Iowa, these two nearly 100% tillable tracts carry superior CSR2 soils ratings (CSR2 soil rating of 93) compared to the Franklin County average of 79.4 and Butler County average of 74.6. Both properties would make for an outstanding add-on unit to an existing farm operation or investment-grade quality land purchase. These tracts have extensive improvements including well-maintained waterways and substantial amounts of drainage tile. Reach out to the listing agent for a copy of the drainage tile and farm improvement receipts. Don't miss this opportunity to own premier north central Iowa farmland!

Tract 1: 158.34 acres m/l with 144.99 FSA NHEL cropland acres carrying a soil rating of 93 CSR2. The balance includes 7.01 acres enrolled in CRP practice CP-21 until 2024 with an annual payment of \$2,569 (\$366.49/acre).

Tract 2: 99.34 acres m/l with 95.96 FSA NHEL cropland acres carrying a soil rating of 92.3 CSR2.

The current farm lease has been terminated and the farming rights are available for the upcoming 2023 season. The farmland portfolio will be offered in two tracts via the "Buyer's Choice" method on a price per acre basis at a public auction at Maynes Grove Lodge on Friday, November 11th, 2022 in Hampton, Iowa. The high bidder can take, in any order, one or both tracts for their high bid, and auctioning will continue until both 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.



Listing #16413 | [PeoplesCompany.com](https://www.PeoplesCompany.com)

FRANKLIN COUNTY, IA

Tract #1



Tract #1 is located immediately northeast of the paved intersection of Iowa Highway 134 and 95th Street in Geneva, Iowa, and consists of 158.34 acres m/l with 144.99 FSA NHEL cropland acres carrying a CSR2 soil rating of 93.0, superior to the Franklin County average of 79.4. Currently, there are 138.28 acres being farmed with the primary soil types of Dinsdale silty clay loam and Klinger silty clay loam. An additional 7.01 acres are enrolled in the Conservation Reserve Program practice of CP-21 (Grassed Filter Strips) until 2024 with an annual payment of \$2,569 (\$366.49/acre). These acres, carrying a CSR2 soil rating of 86.3, could be converted when the CRP contract expires. This tract has extensive improvements including well-maintained waterways and drainage tile. There are multiple entrances into the field with one located in the northwest corner and two entrances located on the southern end. The northwest portion of the farm is located within the city limits of Geneva, Iowa. Tract is located in Sections 29 & 30 of Geneva Township, Franklin County, Iowa

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
377B	Dinsdale silty clay loam	69.32	47.8%		94
11B	Klinger silty clay loam	35.91	24.8%		95
184	ColoEly complex	22.48	15.5%		86
118	Garwin silty clay loam	8.42	5.8%		90
119	Muscatine silty clay loam	8.07	5.6%		100

WEIGHTED AVERAGE 93



CURRENT CRP MAP

CRP Acres (Contract thru 2024) - 7.01 Acres
CP21 Paying \$2,569 Annually (\$366.49/ Acre)



BUTLER COUNTY, IA Tract 2



Tract #2 is located along the Butler and Franklin County, Iowa line. Tract #2 is nearly 100% tillable and consists of 99.34 acres m/l with 95.96 FSA NHEL cropland acres carrying a soil rating of 92.3 CSR2, superior to the Butler County CSR2 average of 74.6. This premier Butler County, Iowa farmland tract lays nearly flat and contains the primary soil types of high-producing Dinsdale silty clay loam, Maxfield silty clay loam, and Klinger silty clay loam. This tract has extensive improvements including substantial drainage tile. The farmland tract has multiple entrances with nearly one-half-mile long end rows. Tract located in the northwest quarter of Section 31 of Madison Township, Butler County, Iowa.

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
377B	Dinsdale silty clay loam	62.53	65.2%		94
382	Maxfield silty clay loam	11.76	12.3%		87
184	Klinger silty clay loam	10.93	11.4%		95
377C2	Dinsdale silty clay loam	7.01	7.3%		85
83C2	Kenyon loam	2.99	3.1%		84

WEIGHTED AVERAGE 92.3



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AUCTION TERMS & CONDITIONS

Seller: Stephen H. Brower, DeAnne Petts, and Mary Jo Bosteels

Online Bidding: Bid at <http://peoplescompany.bidwrangler.com/>.

Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The two tracts will be offered via Public Auction and will take place at 10:00 AM at Maynes Grove Lodge in Hampton, Iowa. The two farmland 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 one or both of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both 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.

Tract 1: 158.34 Acres M/L

Tract 2: 99.34 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 Franklin 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 Franklin 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 Wednesday December 21st, 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 properties are open for the 2023 farm year.

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.

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. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

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.

Online Bidding

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 smart phone.



12119 Stratford Drive
Clive, IA 50325
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Scan for more info

FRANKLIN *and* BUTLER

County, Iowa

NOV.
11th
2022

DIRECTIONS

TRACT 1: From the intersection of Highway 65 and Highway 3, head south on Highway 65 for 4.3 miles. Turn left (east) on 105th Street for 3.7 miles. Turn right (south) on IA Highway 34/Swallow Avenue for 0.5 miles. The farm lies on the east side of IA Highway 34/Swallow Avenue.

TRACT 2: From the intersection of Highway 65 and Highway 3 in Hampton, head east on Highway 3 for 9.3 miles. Turn right (south) for 3.7 miles. Turn right (south) onto Franklin Avenue for 6.1 miles. The farm lies on the east side of Franklin Avenue.

