

ADAIR COUNTY, IOWA | ONLINE ONLY | NO RESERVE

ABSOLUTE LAND AUCTION



204.31 Acres M/L | Offered in Two Tracts



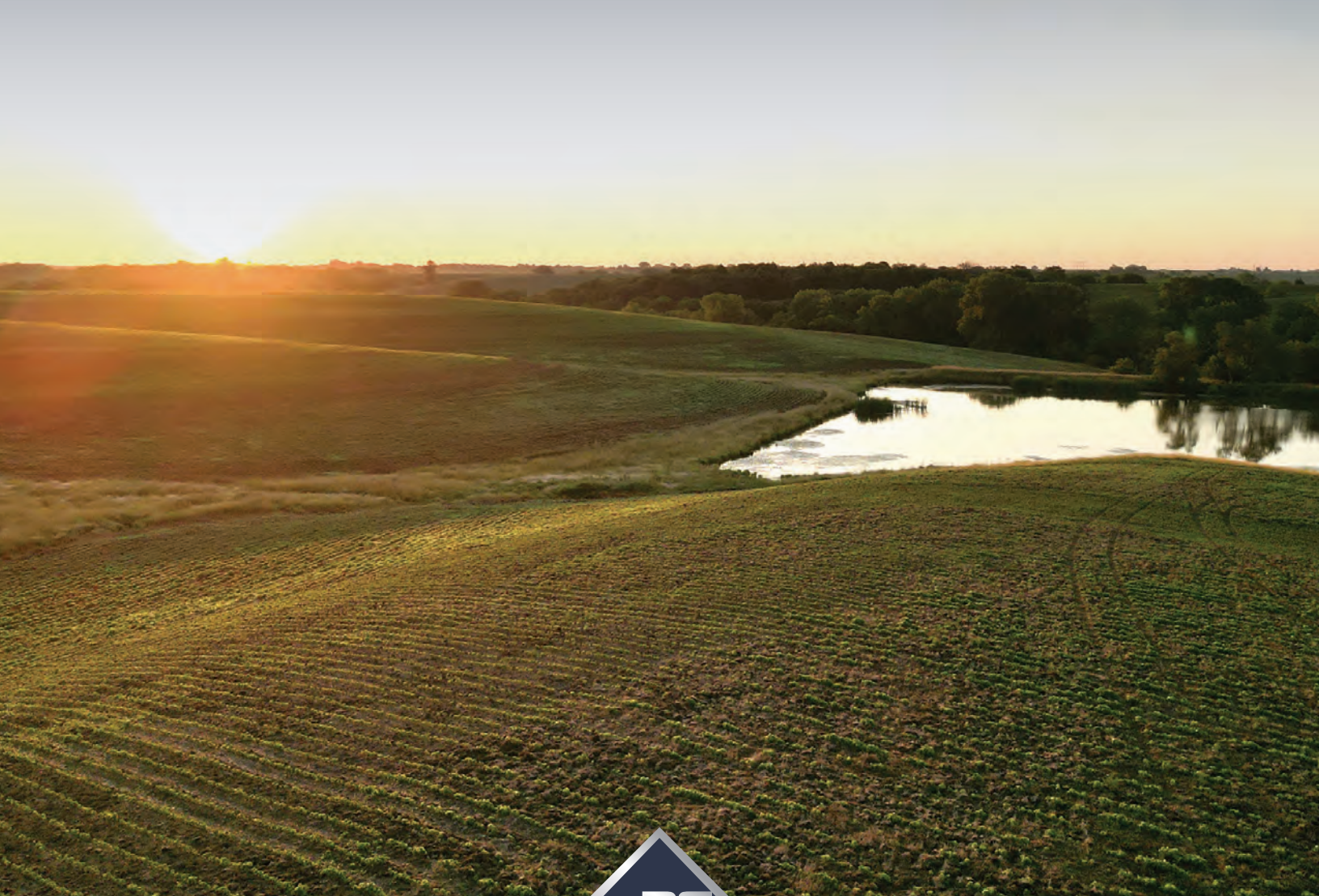
BID ONLINE

PeoplesCompany.BidWrangler.com
Bidding is currently LIVE!



BIDDING ENDS

Tuesday, January 16, 2024
at 3:00 PM CST



JAKE SICKELS

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AUCTION TERMS & CONDITIONS

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS | SELLING ABSOLUTE WITH NO RESERVE

How to Bid: Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once that is created you can bid on any of our Online Auctions.

Auction Method: This property will be offered as two tracts. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the auction date. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Agency: 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 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 Adair 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 Trust Account.

Closing: Closing will occur on or about Thursday, February 22nd, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Surveys: Surveys will be provided for Tracts 1 and 2. The final acres are subject to slight change after the survey has been completed but before the conclusion of the auction. No additional surveying or staking will be provided by the Seller.

Possession: Possession of the farm will be given at Closing.

Farm Lease: The farm lease will be open for the 2024 cropping 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 to bid at the auction.

Co-Brokers: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

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. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on 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 Auction Company.

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 investigation of the property before bidding during the auction. Principals of the Selling Entity hold active real estate licenses in the State of Iowa. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract and Surveys. Principals of the Selling Entity hold active real estate licenses in the State of Iowa.

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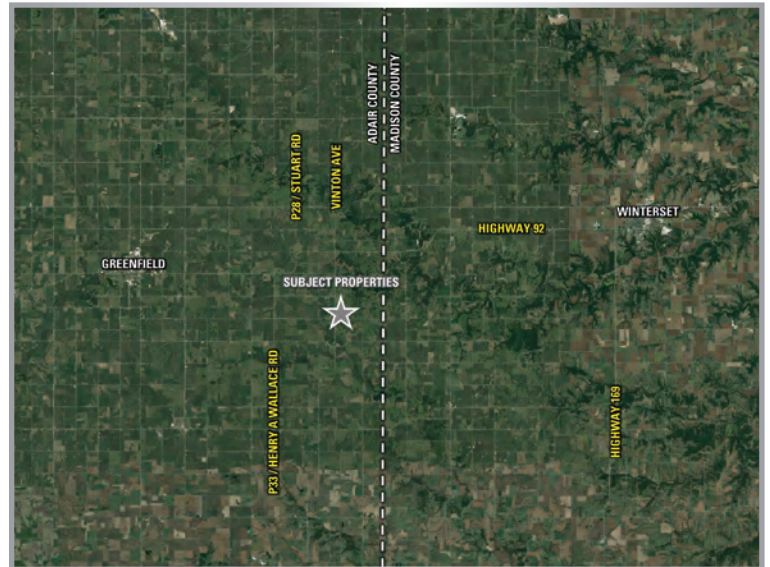
Tuesday, January 16, 2024
at 3:00 PM CST

Mark your calendars for Tuesday, January 16th, 2024, at 3:00 P.M. CST. Peoples Company is pleased to present 204.31 acres m/l, to be offered in two separate tracts, just east of Greenfield, Iowa near the Adair/Madison County line. These excellent tracts offer an estimated 171.19 FSA Tillable Acres carrying a CSR2 of 60.4. With productive soil types, scenic building sites, recreational land, and a large pond, multiple buyer types are sure to appreciate these tracts. These farms would be the perfect opportunity to add a great tillable tract to your farm operation, a strong candidate for an investment portfolio, or a hobby farm site with excellent building sites, hunting, and recreation.

Tract 1: 167.54 acres m/l to be surveyed with 153 acres currently in row crop production carrying a CSR2 of 61.4.

Tract 2: 37 acres m/l to be surveyed with 6.54 acres currently in row crop production carrying a CSR2 value of 49.2.

The property will be offered through a timed, online-only auction. Bidding is currently live and will remain open until Tuesday, January 16th, 2024, at 3:00 PM Central Time Zone (CST). If you cannot bid online, accommodations can be made to participate in the auction by contacting one of the Listing Agents. No Buyer's Premium will be charged to the winning Bidder(s). Please visit PeoplesCompany.BidWrangler.com to bid.



DIRECTIONS

From Greenfield, Iowa: Travel east on Highway 92 for approximately 10 miles to Vinton Avenue. Turn south (right) onto Vinton Avenue and continue traveling south for 3 miles and the property will be to the east (right side of the road).

From Winterset, Iowa: Travel west on Highway 92 for approximately 13 miles to Vinton Avenue. Turn south (left) onto Vinton Avenue and continue south on Vinton Avenue for 3 miles and the property will be to the east (right side of the road).

Principals of the Selling Entity hold active real estate licenses in the State of Iowa.

JAKE SICKELS

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TWO TRACTS

204.31

ACRES M/L

TRACT ONE **167.54**

VINTON AVENUE / 260TH STREET, GREENFIELD, IA 50849

Tract 1 consists of 167.54 acres m/l, to be surveyed and conveyed with an estimated 164.65 FSA Tillable Acres and currently 153 acres in Row Crop Production, carrying a CSR2 of 61.4. The farm features a turn-key, set-it-and-forget-it nature, with very significant improvements being implemented within the past year. 50 additional row crop acres were added this spring by removing terraces and sod-busting areas of the farm with productive soil types and topography that are conducive to farming. Trees and fence lines have been cleared recently to improve farmability. Waterways have been rehabilitated and regraded to help improve the natural drainage on the farm and limit erosion.

Southern Iowa Rural Water Association (SIRWA) is the rural water provider at this location and Farmer Electric Cooperative provides electric services that are available off of Vinton Avenue to the west.

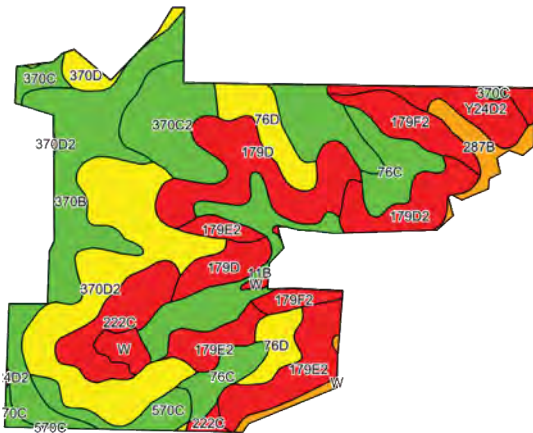
This Tract is located in Sections 22 and 23 of Grand River Township.

ESTIMATED TAXES: \$3,340.00



FSA Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	28.13	17.1%		91
370D2	Sharpsburg silty clay loam	23.97	14.6%		54
179D	Gara loam	17.19	10.4%		49
179E2	Gara loam	14.15	8.6%		32
370C2	Sharpsburg silty clay loam	10.21	6.2%		80
11B	Colo-Ely silty clay loam	9.66	5.9%		80
76C	Ladoga silt loam	9.28	5.6%		80
76D	Ladoga silt loam	8.60	5.2%		52
222C	Clarinda silty clay loam	8.32	5.1%		36
179F2	Gara loam	7.16	4.3%		16
179D2	Gara loam	6.53	4.0%		43
Y24D2	Shelby clay loam	5.44	3.3%		49
287B	Zook-Colo-Ely silty clay loams	4.78	2.9%		78
570C	Nira silty clay loam	3.93	2.4%		84
370C	Sharpsburg silty clay loam	2.65	1.6%		81
W	Water	2.40	1.5%		0
370D	Sharpsburg silty clay loam	2.18	1.3%		59
69C2	Webster clay loam	0.07	0.0%		56
Weighted Average					60.4



Tract 2 consists of 37 acres m/l, to be surveyed and conveyed, with an estimated 6.54 Row Crop acres, carrying a CSR2 of 51.6. The new owner of this tract can take their pick of multiple excellent locations that would be ideal for building a new home and shop to enjoy rural Adair County. The gentle, rolling topography offers exceptional views of all the things people love about Iowa and Adair County. In addition, a new owner is sure to appreciate the centerpiece of the farm - a 3.5-acre pond fully stocked with large bass and other fish species native to Iowa.

The deer hunting on this tract is more than meets the eye, being located in a large section with no crossroads and neighbors managing big tracts of land for trophy whitetails. Secluded and overlooked pieces of timber that adjoin food are often destination cover for mature deer through hunting season and cold winter months - a scenario that describes this farm to a T. Multiple nice shed antlers were found on the farm this spring, indicating the ability for this tract to hold mature deer through the cold winter months.



Southern Iowa Rural Water Association (SIRWA) is the rural water provider at this location and Farmer Electric Cooperative provides electric services that are available off of Vinton Avenue to the west.

This Tract is located in Section 23 of Grand River Township.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17242



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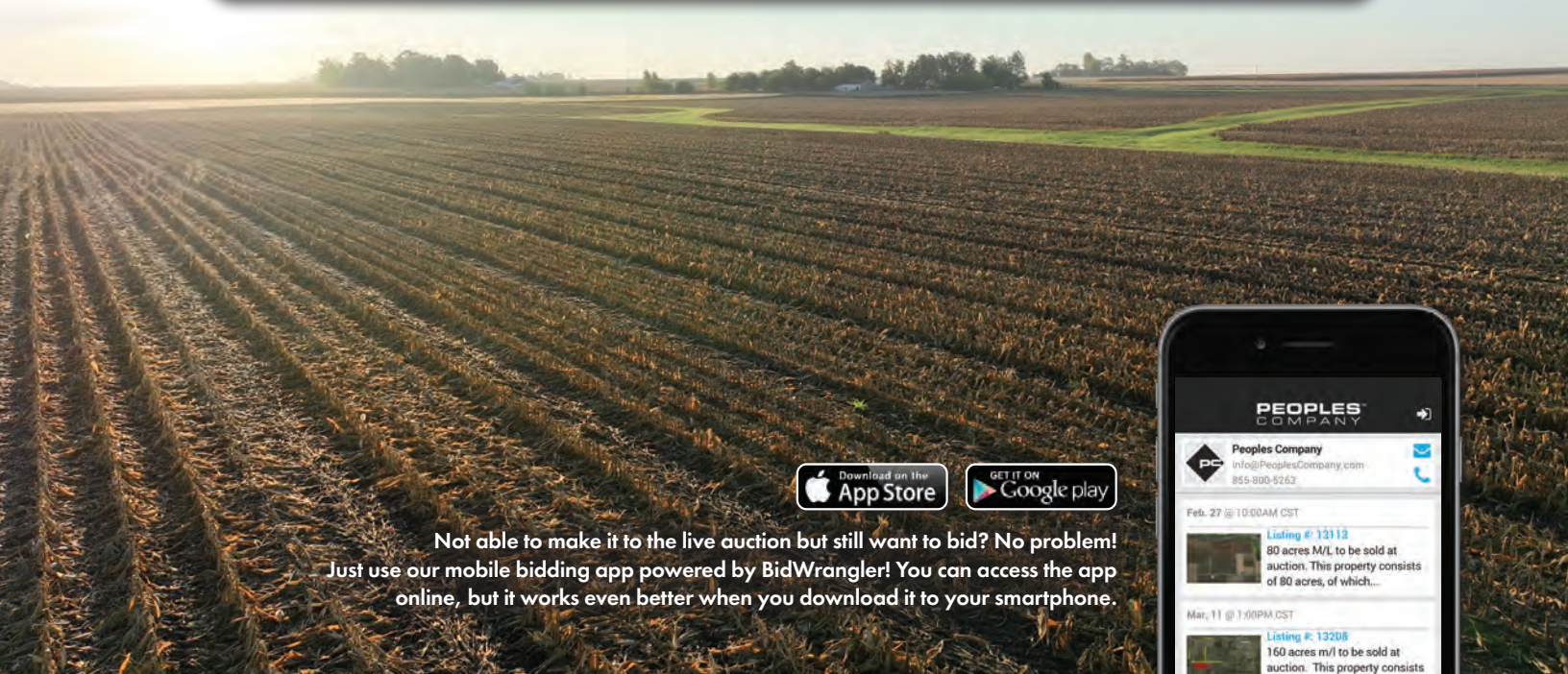
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Not able to make it to the live auction but still want to bid? No problem!
Just use our mobile bidding app powered by BidWrangler! You can access the app
online, but it works even better when you download it to your smartphone.

