

Buchanan County

LISTING #13835

LAND AUCTION

Gabriel Avenue & 280th Street, Independence, IA 50644

77

Acres M/L

FRIDAY

APRIL 14

10:00 AM



Heartland Acres | 2600 Swan Lake Boulevard | Independence, Iowa



Travis Smock

319.361.8089

Travis@PeoplesCompany.com

Independence, Iowa



LISTING #13835

Buchanan County

LAND AUCTION

LISTING #13835

DESCRIPTION

Offering 77 acres of productive Buchanan County farmland! Land consists of 60.63 previously farmed acres m/l carrying a CSR2 of 74.1. Productive soil types include Clyde-Floyd & Kenyon Loams. In addition to the tillable acres there is approximately 5.64 acres in the northeast corner that could be used for pasture/hay and fencing that would allow the owner the option to either pasture or farm the 12 acres m/l in the northwest corner. Farm is leased for the 2017 crop season and 100% of the cash rent will go to the Buyer. Property is located southwest of Independence in Section 35 of Westburg Township, Buchanan County, Iowa.

LEGAL DESCRIPTION

The South 1/2 of the Southeast 1/4 of Section 35, Township 88 North, Range 10 West of the 5th P.M., Buchanan County, Iowa, except Parcel A, as described in Survey and Plat in Book 541, Page 351.

FARM DETAILS

55.42 Cropland Acres

Corn Base: 28.7 Acres with a PLC Yield of 146

Soybean Base: 26.7 Acres with a PLC Yield of 42

Total Base Acres: 55.4

Net Taxes: 1728.00

IMPROVEMENTS

Majority of farm is tiled.

DIRECTIONS

From Independence: Travel South on Highway 150 for 1 mile to 240th Street. Head West on 240th street onto Brandon Diagonal Boulevard. Continue along Brandon Diagonal Boulevard for 3.25 miles to 270th Street. Travel West on 270th Street for 2 miles to Gabriel Avenue. Head South on Gabriel Avenue for 1 mile to 280th Street. The farm is located at the Northwest corner of this intersection. Watch for signs.

Listing Agent:



Travis Smock

319.361.8089

Travis@PeoplesCompany.com

Independence, Iowa

Friday | April 14 | 10 a.m.

Heartland Acres
2600 Swan Lake Blvd
Independence, Iowa



Be sure to check out the aerial
drone video of this property
on our website!



PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

For more information, maps and pictures please visit our website: PeoplesCompany.com

Terms & Conditions

Sale Method: This property will be sold as one individual tract.

Farm Program Information: Farm Program Information is provided by the Buchanan County Farm Service Agency and does not reflect recent changes in ownership. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, tillable acres, etc. are subject to change when the farms are reconstituted by the Buchanan County Farm Service Agency.

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 Broker's or Lawyer's Trust Account

Closing: Closing will occur on or before May 12, 2017. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

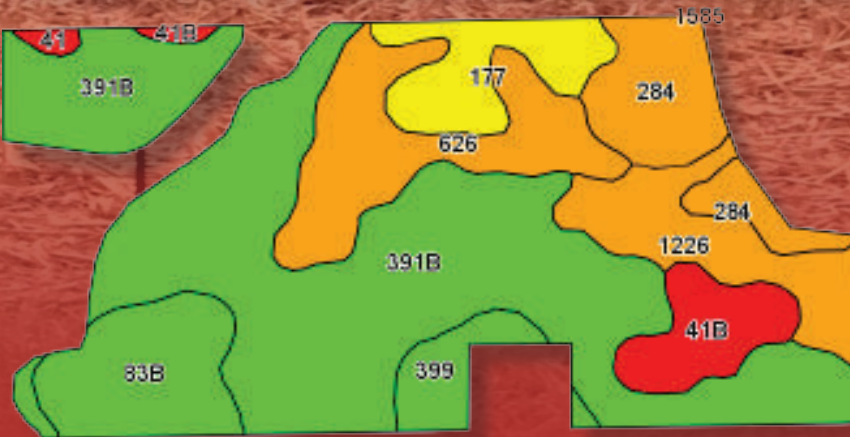
Possession: At closing, subject to tenant's rights.

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.

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.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
391B	ClydeFloyd complex, 1 to 4 percent slopes	29.47	48.6%		IIw		87	76
	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.09	11.7%		IIs		53	67
83B	Kenyon loam, 2 to 5 percent slopes	4.99	8.2%		Ile		90	86
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.95	8.2%		IIs		59	72
284	Flagler sandy loam, 0 to 2 percent slopes	4.89	8.1%		IIIs		55	50
177	Saude loam, 0 to 2 percent slopes	3.69	6.1%		IIs		60	63
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3.24	5.3%		IVs	Ile	39	40
399	Readlyn loam, 1 to 3 percent slopes	2.02	3.3%		Iw		91	91
41	Sparta loamy fine sand, 0 to 2 percent slopes	.29	0.5%		IVs	Ile	44	45
Weighted Average							74.1	71

*c: Using Capabilities Class Dominant Condition Aggregation Method



Online Bidding Available

Not able to make it to the live auction, but still want to bid from your computer or smartphone? 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 phone.

Buchanan County LAND AUCTION

APRIL 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

10 a.m.

**Heartland Acres
2600 Swan Lake Blvd
Independence, Iowa**

Online Bidding Available



Listing Agent

For more information please contact a listing agent or visit our website: PeoplesCompany.com



Travis Smock
319.361.8089
Travis@PeoplesCompany.com
Independence, Iowa



LISTING #13835