

# Boone County **LAND AUCTION**



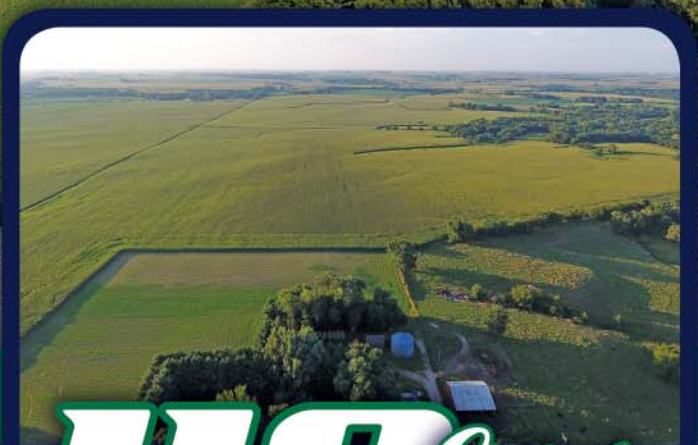
*Wednesday, August 24, 2016 10:00 am*

Gilbert Community Center 207 Main Street Gilbert, IA 50105



Scott Kelly: 515.473.8913  
Scott@PeoplesCompany.com

Steve Bruere: 515.240.7500  
Steve@PeoplesCompany.com



**113** Acres  
M/L

# Boone County LAND AUCTION

August 24, 2016 10:00 AM

Gilbert Community Center 207 Main Street Gilbert, IA 50105

Offering 113 acres m/l of high quality Boone County farmland for sale via public auction. Farm consists of approximately 100 tillable acres with a CSR of 83.8 (CSR2 of 86.1). Primary soil types on the tillable acres include Webster, Clarion, and Nicollet. Newly installed 40 foot farm entrance along 170th Street. Farm is located west of Gilbert in the Southwest Quarter of Section 2 in Jackson Township. Farm is leased through February 28, 2017 and lease has been terminated. Contact agent for details. Great potential building site with a 6 inch rural water line running along the south side of the road.

Taxes: \$3,380 (estimated)

**FSA Information:**

Corn – 51.1 base acres with a PLC Yield of 148  
Beans – 49.2 base acres with a PLC Yield of 45

**Legal Description:** 113 acres m/l in the Southwest Quarter of Section 2, Township 84 North, Range 25 West of the 5th PM in Boone County, Iowa. Exact legal description will be taken from abstract.

For more information, please feel free to contact an agent:

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## Tillable Soils CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	Non-Irr Class c	CSR2
L107	Webster clay loam, Bemis moraine	34.08	34.4%	llw	88	88
L138B	Clarion loam, Bemis moraine	25.47	25.7%	lle	88	88
L55	Nicollet loam	24.29	24.5%	le	91	91
L507	Canisteo clay loam, Bemis moraine	5.32	5.4%	llw	87	87
L138C2	Clarion loam, Bemis moraine	3.29	3.3%	llle	83	83
138D2	Clarion loam	1.75	1.8%	llle	56	56
L62C2	Storden loam, Bemis moraine	1.69	1.7%	llle	64	64
L62D2	Storden loam, Bemis moraine	1.48	1.5%	lve	41	41
L62E2	Storden loam, Bemis moraine	1.29	1.3%	lve	32	32
585B	Coland-Spillville complex	0.23	0.2%	llw	71	71
L138C	Clarion loam, Bemis moraine	0.17	0.2%	llle	84	84
<b>Weighted Average</b>						<b>86.1</b>



Listing #13655 PeoplesCompany.com

113 Acres m/l



For more information, photos, maps and **drone video** please visit our website and look up listing #13655.

PeoplesCompany.com



# Boone County LAND AUCTION

## Auction Location

Gilbert Community Center, 207 Main Street, Gilbert, IA 50105

Directions to Auction: From Hwy 69, travel west on Co Hwy E23 (170th Street) approximately 1.6 miles. Turn north onto Main Street and go two blocks. The Community Center is located behind the Gilbert Public Library at 207 Main Street.

## Property Location

2222 170th Street, Boone, IA 50036

Directions to Property: From Gilbert, travel west on Co Hwy E23 (170th Street) approximately 3.5 miles. Property is located on the north side of 170th Street. Look for Peoples Company signage.



## Auction Terms & Conditions

**Closing:** Closing will take place on or before Friday, October 14, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights. Full possession to be granted on February 28, 2017. The current lease has been terminated and the farm will be open for the 2017 season.

**Earnest 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.

**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 payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Minerals:** All mineral rights will be conveyed to Buyer.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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 or guarantees, expressed or implied, made by the Auctioneer 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 will take precedence over any 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 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 description in the marketing material should not be used in legal documents. Full legal description will be taken from abstract.