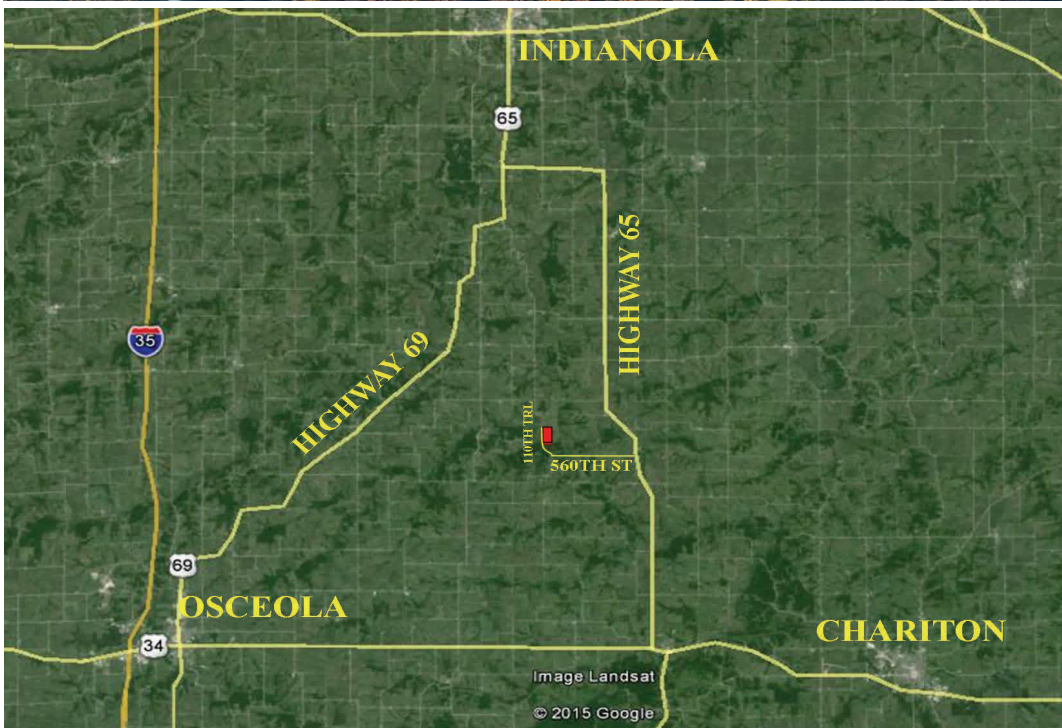


LAND AUCTION



80 ACRES M/L LUCAS COUNTY, IOWA



LISTING #12766

80 Acres M/L

October 15th, 2015

Thursday, 10:00 AM

American Legion Hall

105 W 1st Ave

Indianola, Iowa

DESCRIPTION: 80 Acres m/l to be sold at auction on Thursday, October 15th, at 10:00AM. This farm includes 66.3 m/l cropland acres with an average CSR2 of 45.6. Access from 110th Trail and 570th Street. Located just south of the Warren County line in Section 8 of Otter Creek Township, Lucas County IA.

DIRECTIONS: From Lucas, IA at the corner of Highway 34 & Highway 65, Take Highway 65 north to 560th Street. Take 560th west to 110th Trail. Take 110th north past the Otter Creek bridge. The land is on the east side of 110th Trail, south of 570th.

LEGAL DESCRIPTION: Section 8, T-73N, R-23W Lucas County. Contact Agent for full legal description

SALE METHOD: Real Estate will be offered as one tract.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

POSSESSION: Possession will be granted after harvest, Closing will be on or about November 18th, 2015

EARNEST PAYMENT: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be held in the Peoples Company Trust Account.



ADAM CURRAN

C: 641-203-2931

O: 515-961-0247

Adam@PeoplesCompany.com



KENNY HERRING

C: 515-783-8718

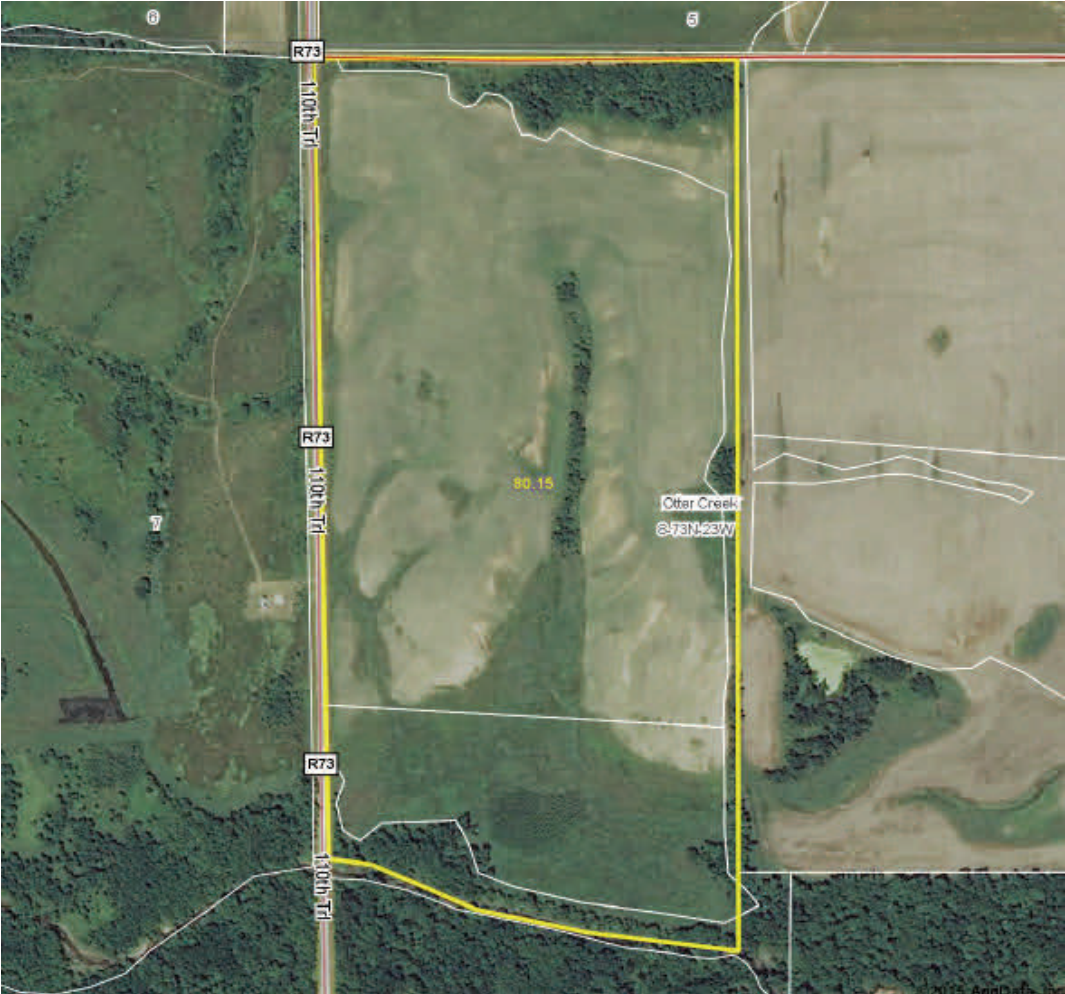
O: 515-961-0247

Kenny@PeoplesCompany.com

LAND AUCTION

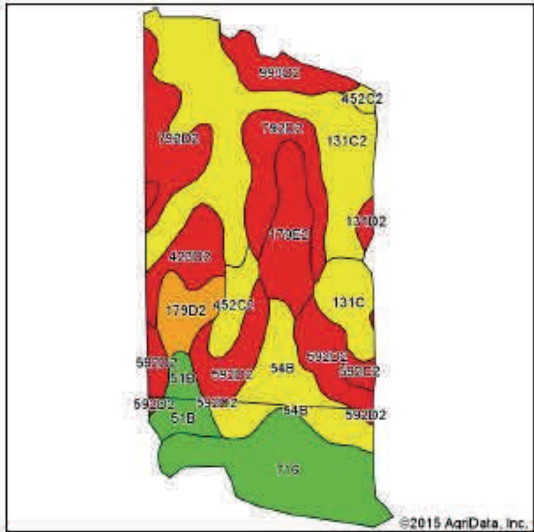


FSA MAP



TOTAL TILLABLE SOILS MAP

Soils Map-CSR2



State: Iowa
County: Lucas
Location: 8-73N-23W
Township: Otter Creek
Acres: 69.18
Date: 5/19/2015



Soils data provided by USDA and HRCIS.

Area Symbol: IA117, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class %c	CSR2**	CSR
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	16.21	23.4%		IIIe	64	45
716	Lawson-Guliver-Madaway complex, 0 to 2 percent slopes, occasionally flooded	9.77	14.1%		IIw	78	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.83	12.8%		IVe	5	13
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	7.10	10.3%		IVe	7	5
54B	Zook silty clay loam, 2 to 5 percent slopes	6.12	8.8%		IIw	66	65
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	4.32	6.2%		VIe	23	33
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	2.94	4.3%		IVe	8	13
131C	Pershing silt loam, 5 to 9 percent slopes	2.89	4.2%		IIIe	65	49
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	2.76	4.0%		IVe	30	31
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	2.58	3.7%		IVe	45	43
51B	Vesser silt loam, 2 to 5 percent slopes	2.32	3.4%		IIw	70	66
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	2.23	3.2%		IIIe	68	31
592C2	Mystic clay loam, 5 to 9 percent slope, moderately eroded	0.66	1.0%		IIIe	29	20
131D2	Pershing silty clay loam, 9 to 14 percent slopes, moderately eroded	0.43	0.6%		IVe	38	31
Weighted Average						46.8	46

LISTING #12766

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract of title at their expense. Sale is not contingent upon Buyer(s) financing.

CLOSING: The sale closing is on or before Monday, November 18th, 2015. The balance of the purchase price will be payable at closing by guaranteed check or wire transfer.

BIDDER REGISTRATION: All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

SELLER: Guccion

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 announcements made day of sale take precedent over previously provided information.

All bids will be on a per acre basis.

Seller reserves the right to accept or reject any and all bids.

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 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.

© 2015 Peoples Company We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information look up listing #12766 on our website.