ABSOLUTE LAND AUCTION

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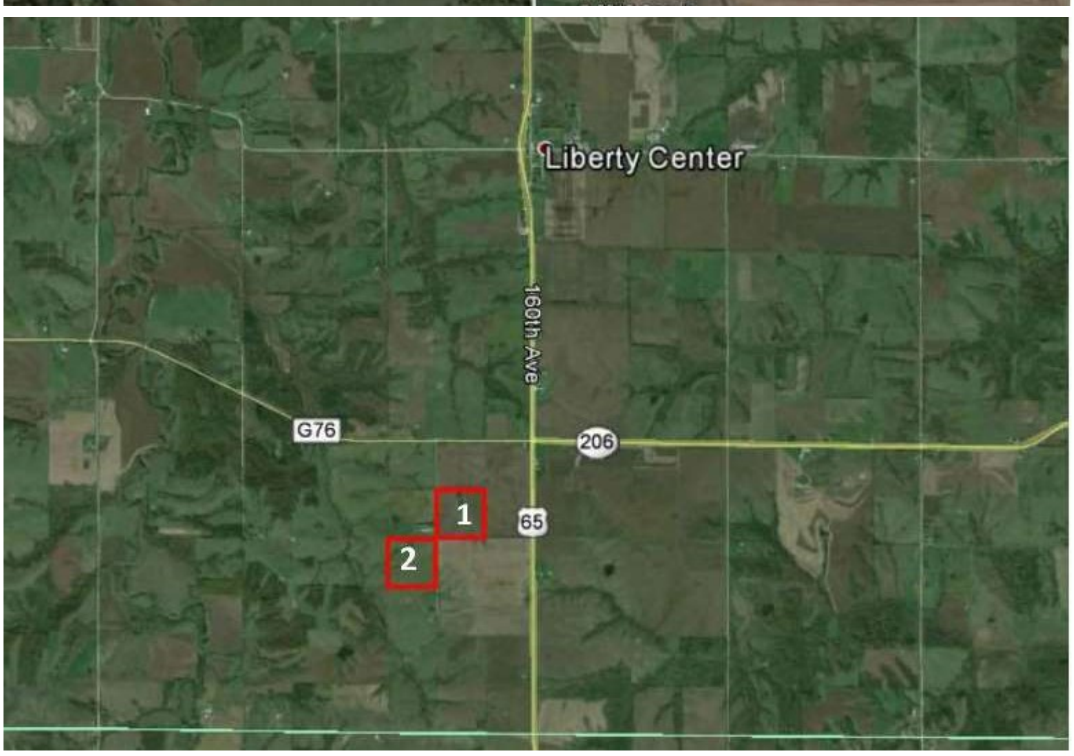
77 ACRES M/L
WARREN COUNTY, IOWA



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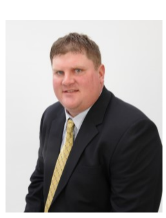

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LISTING #12769

77 Acres M/L
August 28, 2015
Friday, 10:00 AM
American Legion Hall
105 W 1st Ave
Indianola, Iowa

DESCRIPTION:
77 total acres m/l of Warren County farmland to be sold in two tracts at auction on August 28th 2015. **Tract #1**- 39 acres just 1/2 mile off G76 . It includes 32 tillable acres m/l with a CSR2 of 67.2 and CSR1 of 64.9. Improvements include a three bedroom house and a detached 2 1/2 car garage and hobby barn. The house is on rural water. Fix it up or build your dream house. Current house is sold AS/IS. **Tract #2**- This property consists of 38 acres m/l with a total CSR1 of 37.4 and CSR2 of 35.2. Tract #2 is currently in pasture. This pasture features a half acre pond and just enough timber to keep cows comfortable. This pasture is very open and easy to check on livestock. This would also be a tremendous place to build your dream home and just 3/4 off G76 hwy. Warren Rural Water and Clarke electric go by the property.

DIRECTIONS:
From Liberty Center- Go south on Hwy 65 (160th Ave) for about a mile. Go west 1 mile on G76 and then south on 155th Ave. Tract 1 will be on the east side of 155th Ave. Tract 2 will be on the west side of 155th Ave. and south of Tract 1. Look for signs on both sides of the road. From Hwy 69 go east on G76 about 3 miles and then south on 155th.

LEGAL DESCRIPTION:
Tract #1 - The Southwest Quarter of the Southeast Quarter of Section Twenty-eight (28) in Township Seventy-four (74) North, Range Twenty-three (23) West of the 5th P.M. Warren County, Iowa.

Tract #2 - The Northeast Quarter of the Northwest Quarter of Section Thirty-three (33) in Township Seventy-four (74) North, Range Twenty-three (23) West of the 5th P.M. Warren County, Iowa.

FARM LEASE: Both tracts are leased for the 2015 crop year, Seller will keep 100% of 2015 lease payment. Please contact agent for current rate information. Seller will be responsible for terminating current leases prior to auction date.

SALE METHOD: The real estate will be offered in two tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval. All decisions of the Auctioneer are final.

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

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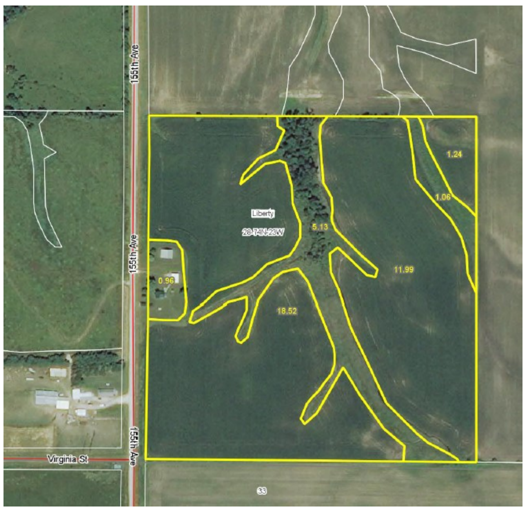
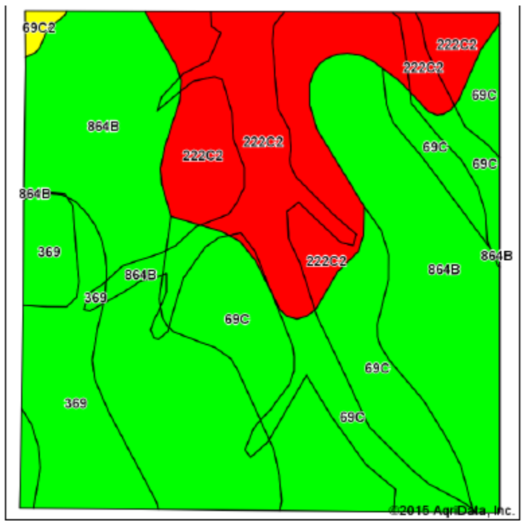
FSA/SOIL MAP - TRACT 1

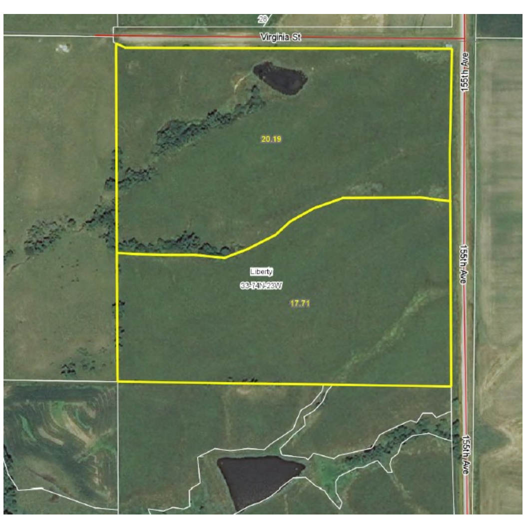


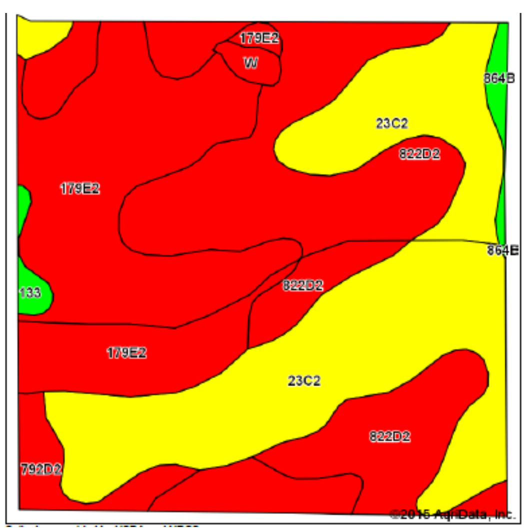


Area Symbol: IA181, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
864B	Grundy silty clay loam, 2 to 5 percent slopes	16.10	41.4%		IIe	72	82
69C	Clearfield silty clay loam, 5 to 9 percent slopes	9.71	25.0%		IIIw	74	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.69	22.3%		IVw	34	25
369	Winterset silty clay loam, 0 to 2 percent slopes	4.23	10.9%		IIw	84	83
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	0.17	0.4%		IIIw	66	45
					Weighted Average	65.3	61.2

FSA/SOIL MAP - TRACT 2





Area Symbol: IA181, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	12.87	34.0%		IIIe	60	62	9	3
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	11.50	30.3%		IVe	11	15		
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	11.43	30.2%		VIe	33	33		
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	1.12	3.0%		IVe	7	13		
864B	Grundy silty clay loam, 2 to 5 percent slopes	0.39	1.0%		IIe	72	82		
W	Water	0.30	0.8%			0	0		
133	Colo silty clay loam, 0 to 2 percent slopes	0.29	0.8%		IIw	71	80		
					Weighted Average	35.2	37.4	3.1	1

LISTING #12769

POSSESSION:
Possession of farm property will be granted at real estate closing subject to 2015 cash rent lease, and the house at real estate closing. Actual possession of the farm ground will be given on or before March 1st, 2016.

EARNEST PAYMENT: A 15% 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.

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 Wednesday, October 14th, 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: John Heemstra

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.

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For more information look up listing #12769 on our website.

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