

LAND AUCTION



126 ACRES M/L WARREN COUNTY, IOWA



LISTING #12348

126 Acres M/L

March 27, 2015

Friday, 10:00 AM

Milo Community Center

100 Main Street

Milo, Iowa

DESCRIPTION:

126 ML Gross acres with an estimated 117 acres tillable to be auctioned on March 27th at the Milo Community Center. This farm is subject to survey and FSA determinations as it is being split from a larger parcel. The tillable acres carry a CSR of 63 and a CSR 2 of 62.5. The non-tillable ground includes a timbered draw and 2.5 acre stocked pond. This farm has been tilled, terraced, and well cared for. This farm is open for the 2015 crop year with closing scheduled for April 15th. Arrangements can be made for early field work.

DIRECTIONS:

From Lacona: Go east on G 76 Hwy 2 miles to 240th Avenue. Take 240th Avenue North 3 1/2 miles to the property. From Milo: Go east on Hwy G58 for 3 1/2 miles to 230th Ave. Take 230th Ave South to Pershing Street. Take Pershing St. east 1 mile to 240th Avenue. Take 240th Avenue South 1 1/4 miles to the farm.

LEGAL DESCRIPTION:

NW 1/4 of the SE 1/4 and the South 1/2 of the NE 1/4 and the South 8 acres of the N 1/2 of the NE 1/4. This is approximate as exact legal will be taken from the survey to be completed

FARM PROGRAM INFORMATION:

FSA to be figured after sale

FARM LEASE: Open for the 2015 crop year with closing scheduled for April 15th.

TAXES:

\$2,000 est. annually



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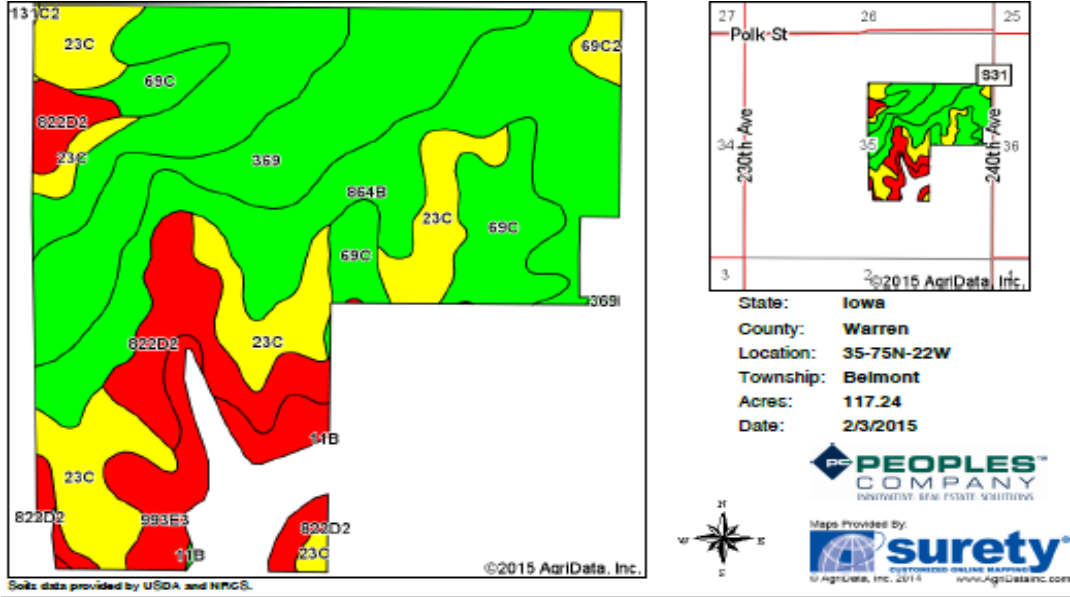
LAND AUCTION



FSA MAP



SOIL MAP



Area Symbol: IA181, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	Com	Grain sorghum	Soybeans	Winter wheat
854B	Grundy silty clay loam, 2 to 5 percent slopes	40.89	34.9%		IIIe	72	82				
23C	Arnspe silty clay loam, 5 to 9 percent slopes	21.90	18.7%		IIIe	66	67	4	4	2	2
369	Winterset silty clay loam, 0 to 2 percent slopes	20.05	17.1%		IIIw	84	83				
69C	Clearfield silty clay loam, 5 to 9 percent slopes	12.17	10.4%		IIIw	74	50				
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	12.05	10.3%		IVe	11	15				
993E3	Armstrong-Gara clay loams, 14 to 18 percent slopes, severely eroded	8.57	7.4%		VIIe	14	5				
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	1.39	1.2%		IIIw	66	45				
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.06	0.1%		IIIe	83	65				
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	0.06	0.1%		IIIe	62	50				
Weighted Average						82.5	88	0.7	0.7	0.4	0.4



For more information look up listing #12348 on our website.

LISTING #12348

CLOSING & POSSESSION:
Closing and possession will be on or before, Wednesday, April 15th, 2015. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

EARNEST PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company trust account.

CONTRACT & TITLE: Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest payment. Sale is not contingent upon Buyer financing.

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: Randy & Teresa Baumgarten

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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