

# LAND AUCTION



## 127 ACRES M/L MARION COUNTY, IOWA



### LISTING #11747

127 Acres M/L  
December 20, 2014  
Saturday, 10:30 AM  
Judd's Ranch House  
102 S Central Ave  
Lacona, Iowa 50139

#### DESCRIPTION:

128.8 Acres M/L to be sold at auction on December 20, 2014. This 128 acres is located 1/4 miles South of Bauer Church. 100 Acres Tillable with a CSR of 47 (with road included). This farm has not changed hands for 68 years. Can be utilized as a crop or cow farm. If \$3.50 corn won't work \$3.00/lb. calves will. Good road access. Nice add-on farm for the investor or the farmer who wants to keep his acres constant.

#### DIRECTIONS:

G76 4 1/2 miles East of Lacona to Bauer Church (20th Place & Pershing)

#### LEGAL DESCRIPTION:

To be taken from abstract

**SALE METHOD:** This property will be offered as one tract. Tract will be sold as 128 acres M/L

**MINERALS:** All mineral interests owned buy the Seller, if any, will be conveyed to the Buyer.



#### JOHN HUTCHCROFT

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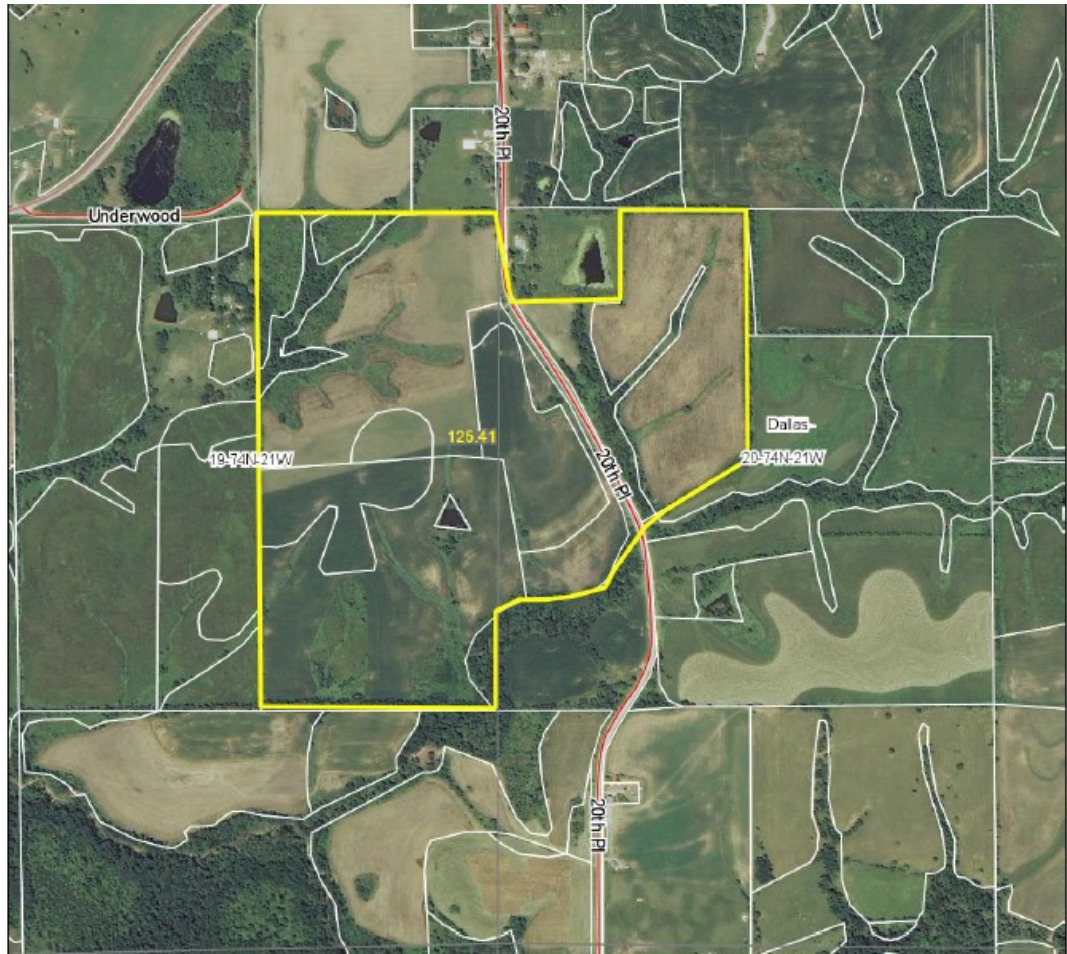
JohnH@PeoplesCompany.com



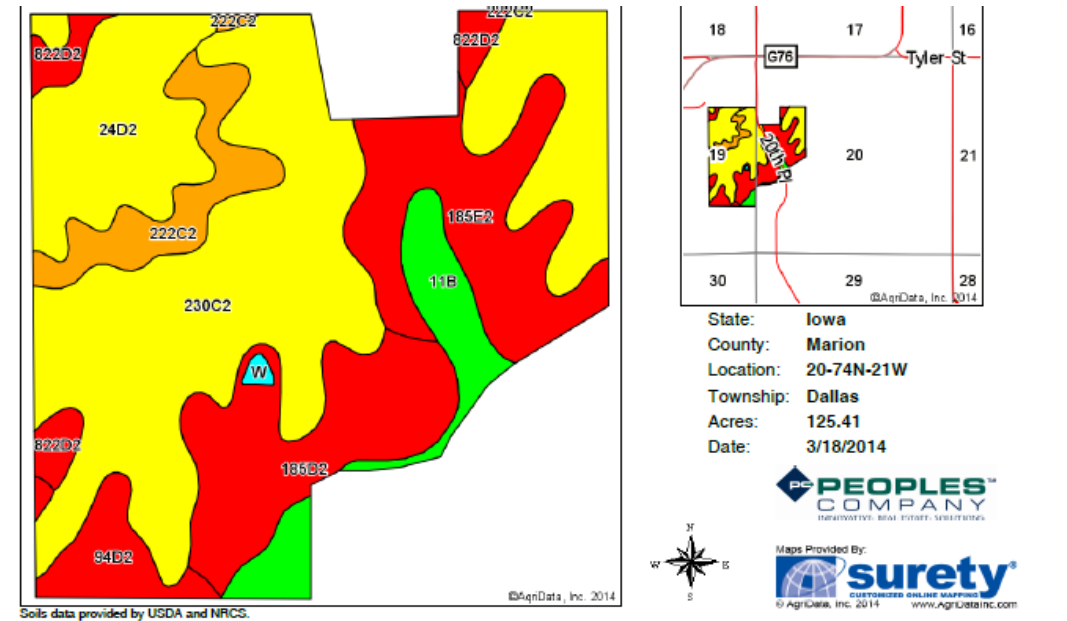
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## FSA MAP



## SOIL MAP



Area Symbol: IA125, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR*
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	53.39	42.6%		IIIe	67	53
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	16.97	13.6%		VIIe	5	10
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	16.11	12.8%		VIe	13	20
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	14.22	11.3%		IIIe	52	48
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	7.97	6.4%		IIe	78	85
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.67	6.1%		IVw	43	25
94D2	Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded	4.87	3.9%		IVe	38	35
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.88	3.1%		IVe	10	15
W	Water	0.33	0.3%			0	0
Weighted Average						46.1	39.4

## LISTING #11747

**CLOSING & POSSESSION:**  
Closing and possession will be on or before, January 20th, 2015. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

**EARNEST PAYMENT:** A 15% 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:** Louise T. Schneider Estate

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 #11747 on our website.