

Decatur County Land Auction

660.06 Acres M/L



Description: 660.06 Ac m/l of high quality Decatur County combination ground to be sold at auction in four tracts!

Tract 1: Highly tillable tract with 175.55 surveyed Ac m/l and a building site. There are 131.2 FSA tillable Ac with a CSR2 rating of 63 (CSR of 56.2). The home is being sold as is and has not been lived in for several years. The building site includes three barns, a hay shed, & two bins. Actual acres on this parcel may change as parcels 1 and 3 will be split by a survey.

Tract 2: 132 gross Ac m/l and 129 taxable acres. This tract has 69.62 acres considered FSA Tillable with 58 acres currently in row crops and 7.89 Ac in grass hay. The CSR2 on the FSA tillable Ac is 49.5 (CSR 40.3). The remainder of the ground is in timber and sets up nicely for hunting. Tract two includes an 1104 sq. ft. home with a concrete porch and patio overlooking Elk Creek. House is sold as is.

Tract 3: Pasture farm consisting of 243.51 surveyed acres m/l with lots of hunting and 59 acres considered FSA tillable. The tillable ground on this farm is divided into 34 Ac of quality bottom ground with a 68 average CSR & CSR2 and approximately 25 Ac of hill ground that is currently in pasture /hay. The overall CSR2 rating is 45.9 (CSR 46.2). This piece has a pond and creeks for water. There is an additional well and an automatic waterer that is currently not working. If you are looking for prime deer and turkey hunting with highway access and hardwood timber, this is the place. Actual acres on this parcel may change as parcels 1 and 3 will be split by a survey.

Tract 4: 109 gross Ac m/l and 106 taxable Ac. There are 25.6 Ac considered FSA tillable on this tract and the tillable ground has a CSR2 rating of 55.4 (37.5 CSR). The farm also has 65 Ac of pasture with two ponds. One of the ponds was a previous rock quarry. Elk Creek runs through the Northwest corner of the farm and allows for excellent deer and turkey hunting. The farm also has 10 Ac on the south side that is currently being cut for hay, but is not considered FSA tillable. This tract is a nice combination piece and would be a great place to build.

Legal Description: Farm is located in Bloomington & Grand River Townships, entirely in Decatur County, IA.

Directions: Take Highway 2 West from the I-35 Hwy 2 Intersection 4 miles to the corner of Highway 2 and 150th. Look for signs.

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.

Closing & Possession: Closing will occur on or before August 5th, 2014. The balance of purchase price will be payable at closing in cash or guaranteed check. Possession of pasture ground will be given at closing. Crop ground is currently leased on a 50/50 crop share and owner will transfer his interest in the crop at closing upon reimbursement of seed, chemical and fertilizer costs by the new owner. A detailed list of actual expenses will be provided.

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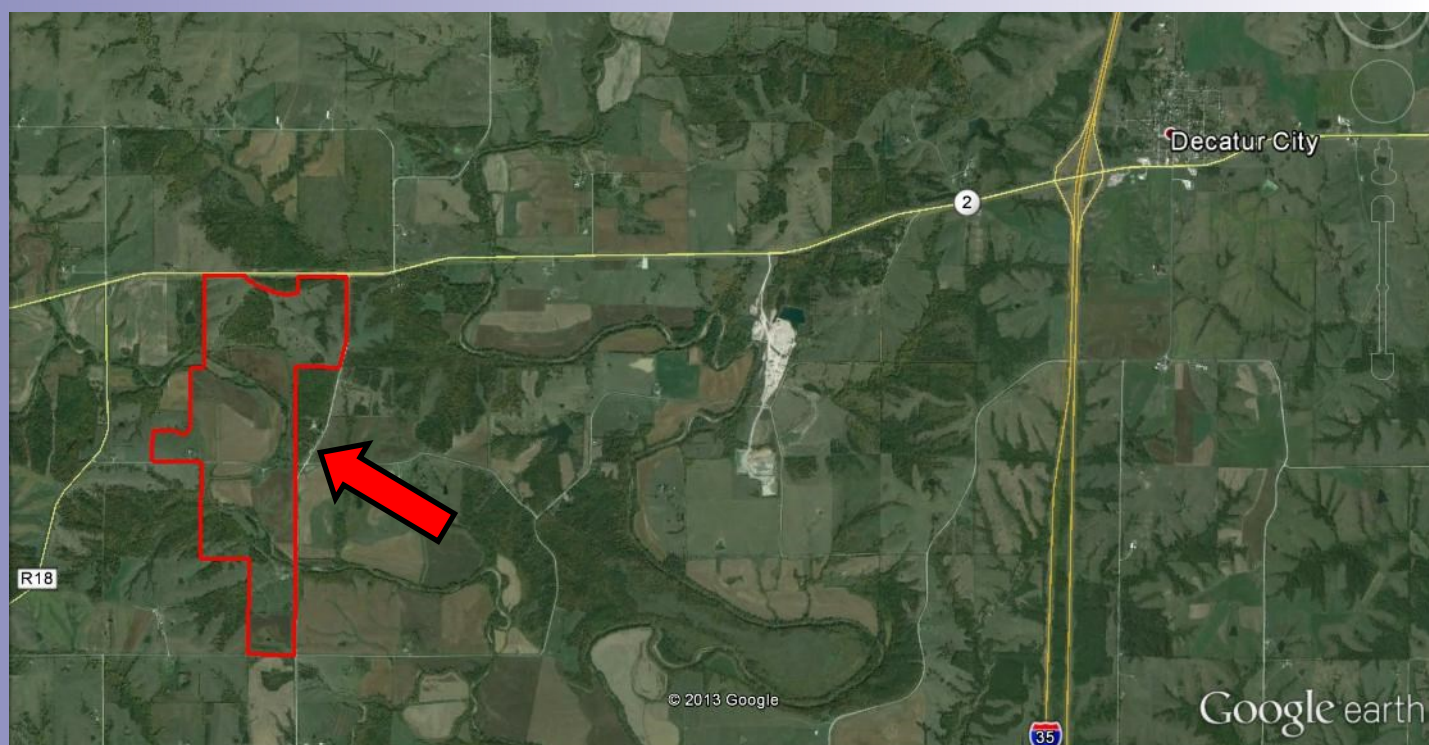
Auctioneer: Jim Curran

www.Linkedin.com/company/Peoples-Company
www.Facebook.com/PeoplesCompany
www.Twitter.com/PeoplesCompany
www.YouTube.com/PeoplesCo
Blog: www.PeoplesCompany.com/Blog



Decatur County Farm Auction
Friday, June 20th 2014 at 10:00 AM
Lamoni Community Center
108 South Chestnut Street
Lamoni, IA 50140

Sellers: Ron & Sharon Green



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. 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. 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.

Additional information can be found on our website: **www.PeoplesCompany.com**

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