

Warren County Land Auction



Description: 300 Acres m/l to be sold at auction April 19th 10 am at the Country Side Golf Course offered in two tracts. This is the perfect opportunity for a hunter or investor to own a large farm minutes from Des Moines and Norwalk that provides both return on investment and recreational fun! Tract 1 and Tract 2 will be sold separately and combined.

Tract 1: Tract 2 offers 102 acres m/l of highly tillable land close to the metro. Currently, tract one has 86.7 acres m/l being farmed carrying a weighted average CSR of 66.6. This tract offers two CRP contracts, one contains 9 acres paying \$172 per acre and expires in 2019. The second contract contains 6.5 acres paying 129.01 per acre expiring 9/30/2013.

Tract 2: Tract 2 offers 198 acres m/l of river-bottom timber loaded with deer and turkey and a primitive hunting cabin for a weekend getaway. Tract 2 offers two CRP contracts, 3.61 acres paying \$324.54 per acre expiring 2026, and 2.9 acres m/l paying \$163.40 per acre expiring in September of 2013. Added income, tract two also has 17.5 acres tillable carrying a weighted average CSR of 77.5. To complete the property, there is also a small stocked pond.

Combined Tracts: 300 m/l acres with 133 acres of cropland. CSR 68. Corn: 84.2 Base Acres with a Yield of 105 Bean: 21.7 Base Acres with a Yield of 29.

***If tracts are sold together; all 4 CRP contracts will be included.**

Directions: From the Hwy 5/Hwy 69 junction, take Hwy 69 south to Carpenter St. Take Carpenter St west 2 miles to 113th Ave. Travel north on 113th one mile. The property lies on the east side of 113th.

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 and 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.

Closing & Possession: Closing & possession is on or about May 5, 2013 subject to tenant's rights. The balance of purchase price will be payable at closing in cash or guaranteed check.

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.

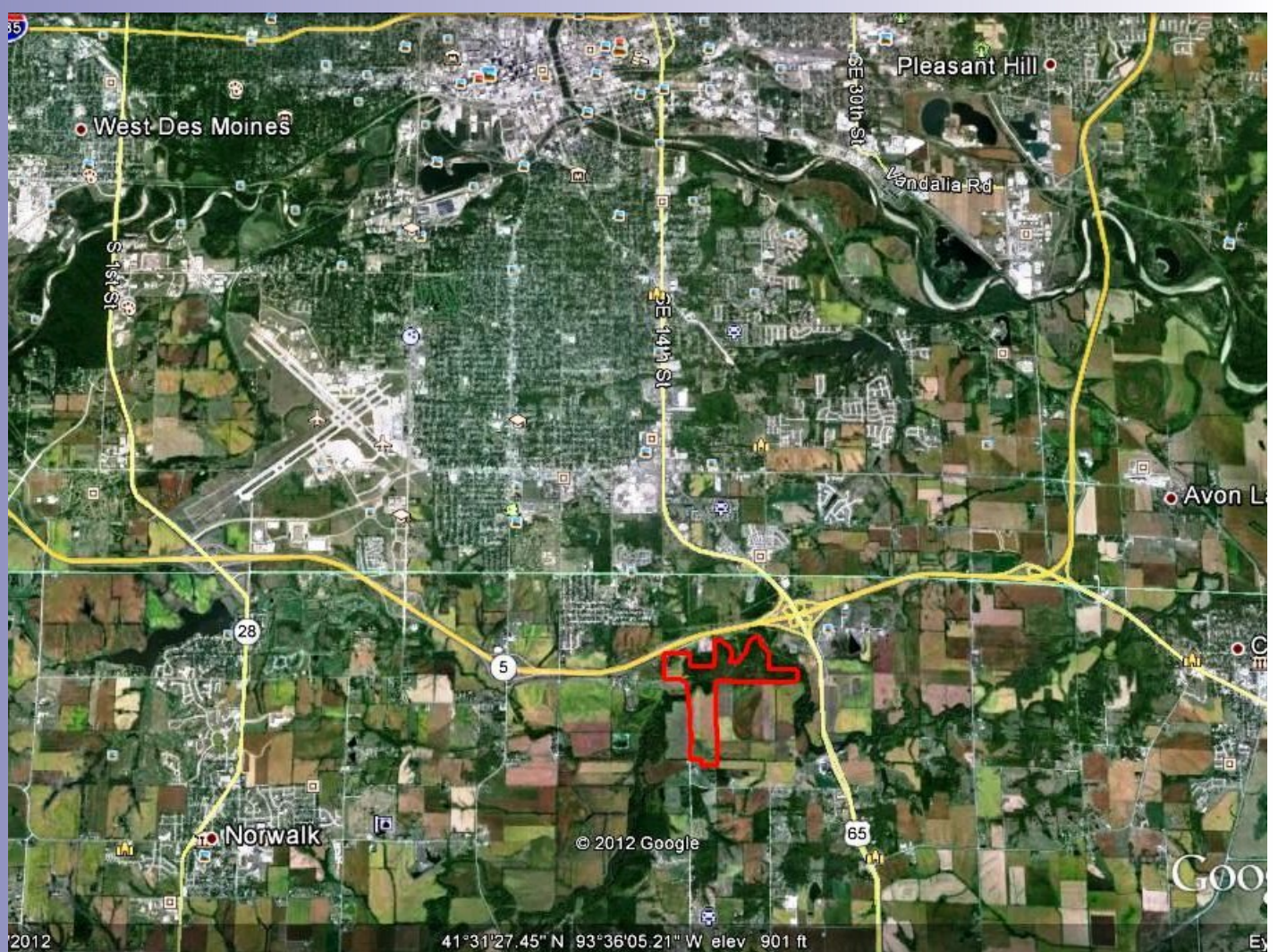
Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are repre-

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Auctioneer: Jim Curran

300 Acres M/L
Friday, April 19, 2013
10:00 AM
Country Side Golf Course
3089 North Ave
Norwalk, IA 50211



Additional information can be found on our website: **LISTING # 11026**

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