

40
ACRES M/L

LISTING #: 14105

THURSDAY
MARCH 8, 2018
10:00 AM

DELOIT COMMUNITY BUILDING
320 MAPLE STREET
DELOIT, IOWA 51441

PROPERTY ADDRESS
H AVENUE, DENISON, IOWA

MATT ADAMS

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CRAWFORD COUNTY
LAND AUCTION

DESCRIPTION

Peoples Company is pleased to present 40 acres m/l of Crawford County, Iowa farmland. The farm is to be sold as a single tract at public auction on Thursday, March 8th, 2018. The auction will take place at 10:00 AM at the Deloit Community Building in Deloit, Iowa. The tract has approximately 30.96 m/l FSA cropland acres with a CSR2 of 70.3. Primary soil types include Marshall and Judson Silty Clay Loams. This farm would be a great add-on unit to an existing operation, affordable purchase for a Beginning Farmer/Investor, or potential to be purchased in an IRA or 401K. Grain markets are close with options between Andersons Ethanol Plant located just south of the farm in Denison, Iowa and a wide variety of grain elevators to utilize as well. Farming rights for 2018 will be available to the Winning Bidder. The farm is located just east of Deloit, Iowa and in Section 3 of Milford Township. The west boundary line of the property will be marked.



DIRECTIONS

From Deloit, travel southeast toward Deloit Boulevard and continue north on Deloit Boulevard for 1.5 miles until 300th Street/H Avenue. Turn right (east) on H Avenue for 2 miles and property will be located on your left (north) side of the road. Look for sign.



LEGAL DESCRIPTION

The East Half (E1/2) of the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Three (3), Township Eighty-four (84) North, Range Thirty-eight (38), West of the 5th P.M., Crawford County, Iowa.

FARM DETAILS

FSA Cropland: 30.96 Acres
Corn - 10.90 base acres with a PLC Yield of 149
Beans - 9.30 base acres with a PLC Yield of 46
Oats - 1.10 base acres with a PLC Yield of 47
Farm is currently enrolled in ARC-CO. Wetland Determination has not been completed.

AUCTION TERMS & CONDITIONS

Auction Method: Farm will be offered in one individual tract. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Crawford County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Crawford County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or about Friday, April 20th, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Full possession of the farm will be given at closing.

Farm Lease: Farm is open for the 2018 crop season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer obtaining financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Other: 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, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated in the marketing material and will be subject to change. Buyer(s) should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.

Brokers Protected: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
9D2	Marshall silty clay loam	12.07	39.0%		61	54	74
8B	Judson silty clay loam	8.5	27.5%		92	81	92
431B	Judson-Ackmore-Colo	3.91	12.6%		83	66	91
35E2	Liston-Burchard complex	2.82	3.9%		13	04	9
980C	Judson-Gullied land	2.44	.9%		58	52	9
9C2	Marshall silty clay loam	1.22	3.9%		87	64	78
Weighted Average					70.3	57.3	75.4

**IA has updated the CSR values for each county to CSR2
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.





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