



Greene County Land Auction

WEDNESDAY | SEPTEMBER 12TH, 2018 | 10:00 A.M.

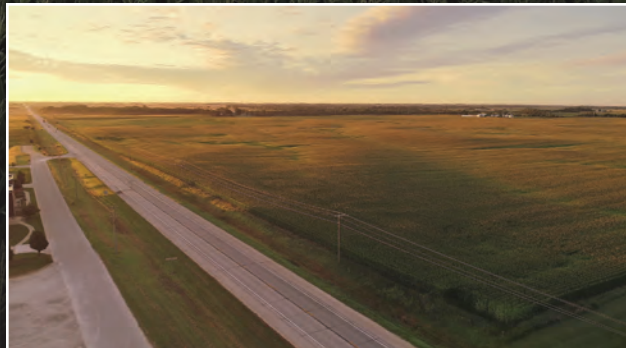
WILD ROSE CASINO & RESORT - EVENT CENTER | 777 WILD ROSE ROAD | JEFFERSON, IA 50129





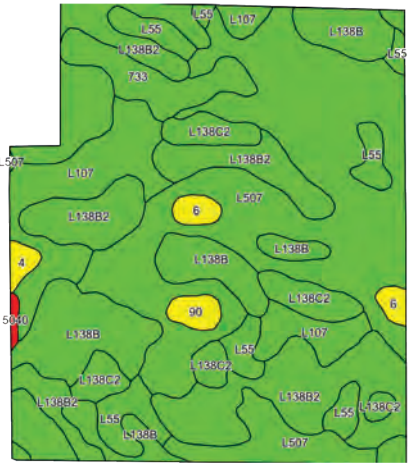
Tract 1

180.19 Acres M/L
US Highway 30 & N. Mulberry Street, Jefferson, IA 50129



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L507	Canisteo clay loam	58.19	33.8%		87
L138B2	Clarion loam	39.15	22.7%		85
L138B	Clarion loam	24.94	14.5%		88
L107	Webster clay loam	18.18	10.6%		88
L55	Nicollet loam	10.65	6.2%		91
L138C2	Clarion loam	9.42	5.5%		83
733	Calco silty clay loam	6.67	3.9%		78
6	Okoboji silty clay loam	2.16	1.3%		59
90	Okoboji mucky silt loam	1.56	0.9%		56
4	Knoke silty clay loam	0.99	0.6%		56
5040	Orthents, loamy	0.41	0.2%		5
		172.32	Weighted Avg		85.5



TRACT 1
High quality tillable farmland, US Highway 30 location, access to utilities, proximity to the City of Jefferson, IA, and location within the path of future development makes this tract attractive to farmers, investors, developers, and 1031 exchange buyers. Tract 1 consists of 180.19 acres m/l with approximately 172.32 tillable acres with a CSR2 of 85.5. Primary soil types include Clarion Loam, Webster Clay Loam, and Nicollet Loam. High percentage tillable field and larger field size should be attractive to farm operators. There is great access to the property with current entrances on the west (N. Mulberry Street) and south (E. Central Street) sides of the property with potential for an additional field entrance off of US Highway 30 pending approval from the Iowa DOT.

FARM DETAILS
Estimated FSA Cropland Acres: 172.32
Corn: 86.16 Base Acres (Estimated), PLC Yield of 125
Beans: 86.16 Base Acres (Estimated), PLC Yield of 34
Farm is enrolled in ARC-CO.
*This parcel's Farm Program Information is currently combined with the Tract 2 under Farm #531 and Tract #785. Base Acres will be adjusted according to the Greene County FSA Office after the farmland has been reconstituted.

DIRECTIONS
Property is located in northeast Jefferson, IA on the south side of US Highway 30 and to the east of N. Mulberry Street. Look for sign.





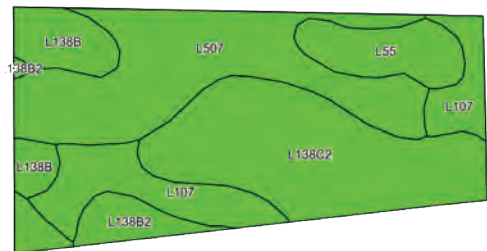
Tract 2

24.03 Acres M/L
E. Central Street, Jefferson, IA 50129



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
L507	Canisteo clay loam	7.54	32.8%		87
L138C2	Clarion loam	7.15	31.1%		83
L107	Webster clay loam	3.56	15.5%		88
L55	Nicollet loam	1.88	8.2%		91
L138B	Clarion loam	1.82	7.9%		88
L138B2	Clarion loam	1.05	4.6%		85
		23.0	Weighted Avg		86.2



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Listing #14259 | PeoplesCompany.com



TRACT 2

This affordable tract of high quality tillable farmland with good road frontage and access to utilities gives several options for this property - whether it's a business wanting to locate to this site, land holding by an investor, building site for an acreage, or even bought to be kept as farmland. Tract 2 consists of 24.03 acres m/l with approximately 23 tillable acres with a CSR2 of 86.2. Primary soil types include Clarion Loam, Webster Clay Loam, Nicollet Loam, and Canisteo Clay Loam. Nearly 100% tillable field can be farmed with ease. This tract is located just north of the Union Pacific Railroad with a recorded agreement to allow access to the rail spur should a Buyer have a use for rail.

FARM DETAILS

Estimated FSA Cropland Acres: 23
Corn: 11.5 Base Acres (Estimated), PLC Yield of 125
Beans: 11.5 Base Acres (Estimated), PLC Yield of 34
Farm is enrolled in ARC-CO.

*This parcel's Farm Program Information is currently combined with the Tract 1 under Farm #531 and Tract #785. Base Acres will be adjusted according to the Greene County FSA Office after the farmland has been reconstituted.

DIRECTIONS

Property is located in northeast Jefferson, IA to the east of N. Mulberry Street and on the south side of E. Central Street. Look for sign.

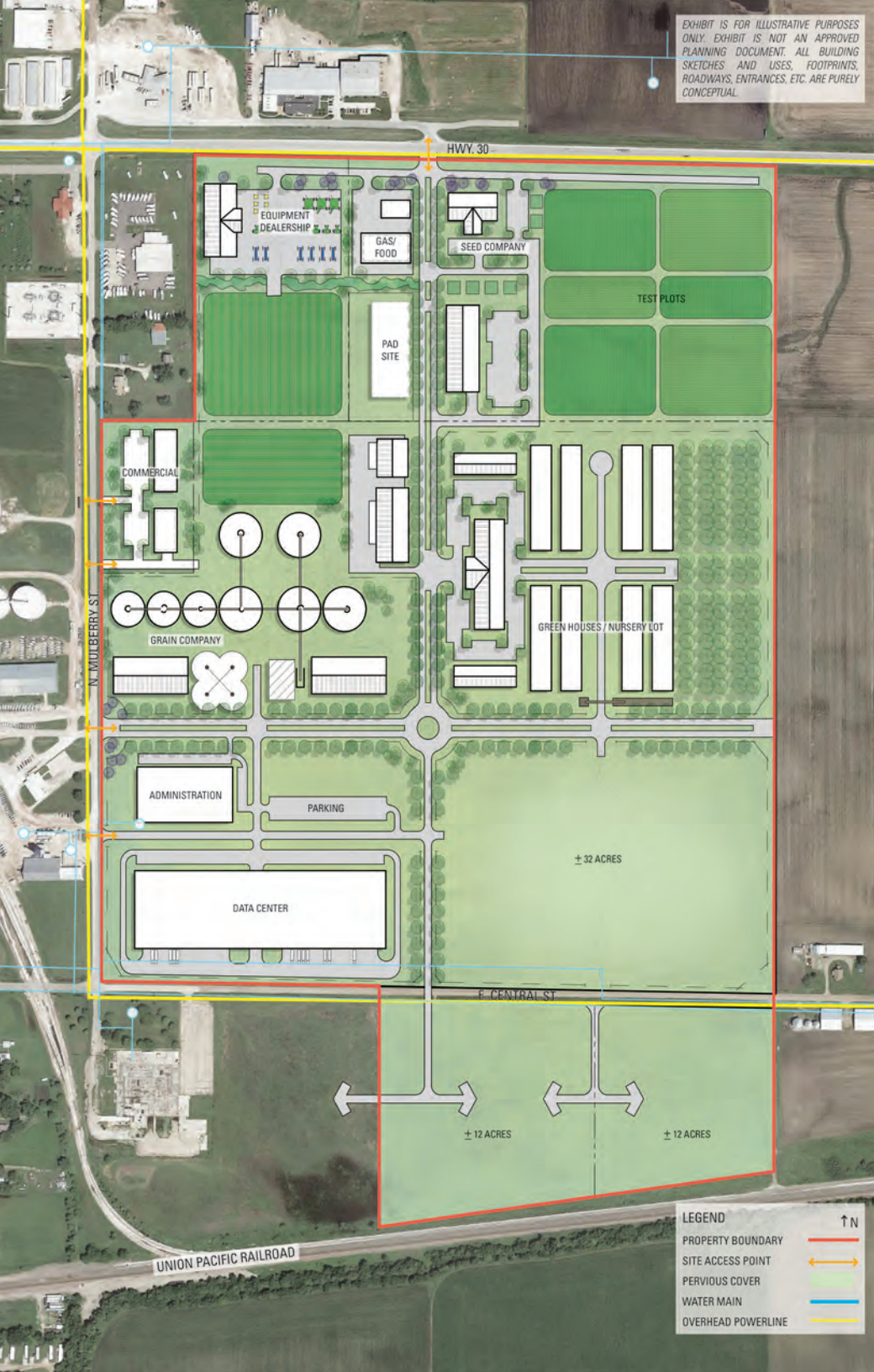


CONCEPT DRAWING

The location along US Highway 30 and proximity to utilities and infrastructure support strong potential development for the property. Utilities including but not limited to Sanitary Sewer, Storm Sewer, and City Water are located nearby and could be extended as part of a project or development. Current and future land uses will include Commercial and Industrial uses. The City of Jefferson has seen growth through several commercial development projects including the Wild Rose Casino and Resort, a recent announcement of a proposed new high school and career center partnership with Iowa Central College, and several storefront improvement projects for downtown square buildings. See below for more details regarding utility information and additional property information.

- **Sanitary Sewer:** 8" line located on the north boundary of US Highway 30 and directly across the northeast corner of Tract 1 and an 8" line located in close proximity to the west boundary of both Tracts 1 and 2.
- **Storm Sewer:** Storm Sewer is located along the west edge of Tract 1 and flows north towards US Highway 30. Tract 2 would also have Storm Sewer within close proximity to the property.
- **City Water:** 10" water line located along the west boundary of Tract 1 and within close proximity to Tract 2.
- **Natural Gas Provider:** Alliant Energy
- **Electric Provider:** Alliant Energy
- **Traffic Counts:** Traffic counts for US Highway 30 are over 4,200 VPD (Vehicles Per Day) per the 2016 Iowa DOT traffic survey.
- **Current and Future Zoning:** Tract 1 current zoning includes Highway Commercial (HC), Light Industrial (LI), and Holding (HD). Future Land Uses are currently being updated within the Jefferson Comprehensive Plan and scheduled to be updated before the end of 2018. Future Land Uses are projected to include various Commercial and Industrial uses.
- **Rail Access for Tract 2:** Although the property does not border the Union Pacific Railroad, the property does reserve an access to the railroad through Landus Cooperative's property.
- **Property Taxes:** The acreage owned by the Walter E. Tasler Estate on Tract 1 will not be included in the sale. The home and acreage site will be retained by the Seller and a new survey/parcel will be completed prior to closing. Prorated property taxes will be subject to change once the acreage has been removed from the property being sold.
- **Additional Access from US Highway 30:** Potential access to Tract 1 for a field entrance to be located along US Highway 30 directly south of the current access to the frontage road to the north.
- ****Availability and location of utilities should be confirmed with the City of Jefferson or utility provider****

AGENTS Matt Adams: 515-423-9235, Matt@PeoplesCompany.com
Scott Kelly: 515-473-8913, Scott@PeoplesCompany.com



ONLINE BIDDING AVAILABLE

Want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



Listing #14259 | PeoplesCompany.com



TERMS & CONDITIONS

Sale Method: Property will be offered as two individual tracts and will not be combined at any point during the auction.

Farm Program Information: Farm Program Information is provided by the Greene County Farm Service Agency. 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 Greene 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 Peoples Company's Trust Account.

Closing: Closing will occur on or about Friday, October 26th, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be granted at closing, subject to tenant's rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 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 financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number 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, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. 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 or Listing Agents 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. The Seller reserves the right to accept or reject any and all bids.

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 within the marketing material. Buyer should perform his/her 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.



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