



Tuesday, February 11, 2020
10:00 AM

American Legion Community Hall
105 Hayes Street West
Hazleton, IA 50641

Seller:
The Marty Woods Estate

LAND AUCTION

BUCHANAN COUNTY

252
ACRES M/L

TRACT 1: 80 ACRES M/L

TRACT 2: 40 ACRES M/L

TRACT 3: 92 ACRES M/L

TRACT 4: 40 ACRES M/L

Travis Smock | 319.361.8089
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 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

TRACT 1:

Tract 1 will be sold as 80 acres m/l and consists of 77.05 FSA tillable acres with a weighted CSR2 value of 77.6. Primary soil types include highly productive Oran, Clyde & Readlyn Loams. This Tract is nearly 100% pattern tiled with a new 12" main added through the waterway in 1998. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 13 of Fairbank Township, Buchanan County and is located on the north side of 130th Street.

FARM DETAILS

FSA Cropland Acres: 77.05

Corn Base: 51.30 Acres with a PLC Yield of 165

Soybean Base: 25.75 Acres with a PLC Yield of 52



TRACT 2:

Tract 2 will be sold as 40 acres m/l and consists of 37.16 FSA tillable acres with a weighted CSR2 value of 82.8. Primary soil types include highly productive Bassett, Clyde-Floyd & Oran Loams. This Tract has tile, however the exact location and type is unknown. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 18 of Hazleton Township, Buchanan County and is located on the northwest corner of the 130th Street/Grant Avenue intersection.

FARM DETAILS

FSA Cropland Acres: 37.16

Corn Base: 24.87 Acres with a PLC Yield of 152

Soybean Base: 12.29 Acres with a PLC Yield of 53



TRACT 3:

Tract 3 will be sold as 92 acres m/l and consists of 91.70 FSA tillable acres with a weighted CSR2 value of 78.1. Primary soil types include highly productive Oran, Clyde & Kenyon Loams. This is nearly 100% pattern tiled with updated tile and mains along the western edge in 1998 as well as 920' of 5" tile and 13,770' of 4" tile on 50' centers installed in 1995. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 19 of Hazleton Township and Section 24 of Fairbank Township, Buchanan County and is located on the west side of Grant Avenue.

FARM DETAILS

FSA Cropland Acres: 91.70

Estimated Corn Base: 70.36 Acres with an Estimated PLC Yield of 164

Estimated Soybean Base: 21.14 Acres with an Estimated PLC Yield of 52



TRACT 4:

Tract 4 will be sold as 40 acres m/l and consists of 39.24 FSA tillable acres with a weighted CSR2 value of 82.7. Primary soil types include highly productive Bassett, Oran, Clyde-Floyd & Clyde Loams. This Tract was mostly pattern tiled on 75' centers in 1973 and has since been updated. The current farm lease has been terminated and the farming rights are available for the upcoming 2020 season. This property is located in Section 19 of Hazleton Township, Buchanan County and is located on the east side of Grant Avenue.

FARM DETAILS

FSA Cropland Acres: 39.34

Estimated Corn Base: 28.50 Acres with an Estimated PLC Yield of 165

Estimated Soybean Base: 10.71 Acres with an Estimated PLC Yield of 52





Auction Method: Tracts 1-4 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", whereas the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Buchanan 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 Buchanan 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 Roberts & Eddy P.C. Trust Account.

Closing: Closing will occur on or before Wednesday, March 11th, 2020. 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 given at closing. Early possession may be allowed. Contact Listing Agent for details.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2020 season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts & Eddy P.C. 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 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, 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.

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.

FEBRUARY 2020

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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

10:00 AM



2300 SWAN LAKE BLVD, STE 300
INDEPENDENCE, IA 50644
PEOPLESCOMPANY.COM

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105 Hayes Street West
Hazleton, IA 50641

Attorney: Brian Eddy - Roberts &
Eddy, P.C., Independence, Iowa

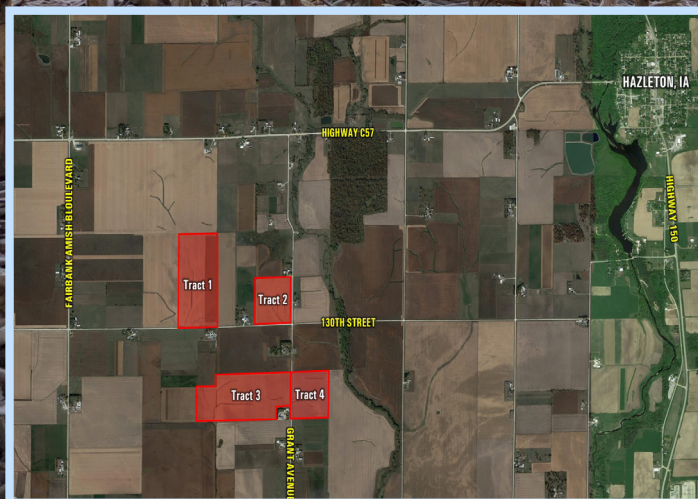
Contact:

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LAND AUCTION BUCHANAN COUNTY

From Hazleton, Iowa:
Travel west on Highway C57 for 2.5 miles to Grant Avenue. Head south on Grant Avenue for 1 mile to 130th Street. Tract 2 is located northwest of this intersection. Tract 1 is located 0.5 mile west on 130th Street on the north side of the road. Tracts 3 & 4 are located 0.25 mile south on Grant Avenue on both sides of the road.



Not able to make it to the live auction but still want to bid? 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 smartphone.

