



GARY HADLEY ESTATE

326.76 ACRES M/L

CLARKE COUNTY LAND AUCTION

FRIDAY, MARCH 6TH, 2020
10:00AM

The Meeting Place
1003 N. Main St
Osceola, IA 50213

Daran Becker | 515.979.3498
Daran@PeoplesCompany.com
Listing #14808





CLARKE COUNTY LAND AUCTION

Peoples Company is proud to represent the Hadley family in selling 326.76 acres m/l considered to be one of the premier cattle farms in southern Iowa, located in Section 10 and 11 of Osceola Township in Clarke County. This farm will be sold at auction on March 6th, 2020 at the Meeting Place in Osceola. The farm has 280.25 tillable acres with a CSR2 of 51 that are currently all in hay and pasture. The remainder of the farm is in pasture, with 5 ponds, and multiple paddocks. It includes a 2,208 SF two story house and also a 1,134 SF brick ranch home. These houses are dated but very livable. There is a 48 x 100 cattle barn with full working facilities, 7 runs made from continuous fence, and several larger lots. It also includes insulated rooms that could be used for tack/show cattle/or office space. There is a 20 x 60 cattle barn set up with multiple calving pens, 2 shops used for machinery storage and multiple open front pole barns used for loafing sheds. This is one you have to see to appreciate. The homes are being sold "AS IS" and the new buyer will be responsible for bringing the septic systems up to code. The farm is being surveyed and the acres may change.

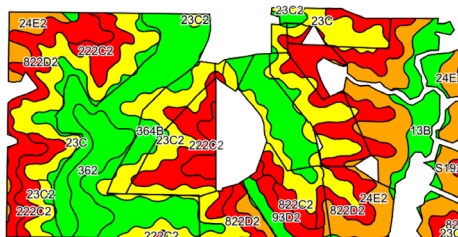
DIRECTIONS

From Osceola go North on Highway 69 for approximately 0.7 miles and turn West onto Townline Road. Travel for approximately 2.3 miles and stay right on Kendall Street. Continue on Kendall Street for approximately 0.8 miles and the farm is located on the South side of the road.

2564 & 2565 KENDALL ST | OSCEOLA, IA 50213 | CLARKE COUNTY, IA

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
364B	Grundy silty clay loam	61.62	22%		72
822D2	Lamoni clay loam	47.15	16.8%		11
23C	Arispe silty clay loam	43.33	15.5%		66
24E2	Shelby clay loam	38.61	13.8%		40
23C2	Arispe silty clay loam	27.58	9.8%		62
222C2	Clarinda silty clay loam	23.33	8.3%		28
13B	Olmitz-Zook-Colo complex	17.96	6.4%		77
362	Haig silt loam	11.80	4.2%		83
Weighted Average					51



BRICK HOME

Year Built: 1960
TLA: 1,134 SF
Full Basement
Electric Heat
No Central Air
4 Bed
1 Full bath
Attached Garage 294 SF

TWO STORY HOME

Built 1900
TLA: 2,208 SF
1/4 basement
Electric Heat
Central Air
5 bedrooms
2 full bath
Attached garage 480 SF

FARM DETAILS

FSA Cropland Acres: 280.25
Corn: 47.7 base acres with a PLC Yield of 94
Beans: 16 base acres with a PLC Yield of 23
Oats: 15.7 Base Acres with a PLC Yield of 46

IMPROVEMENTS

Pole Building: 288 SF
Pole Building: 288 SF
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Pole Building: 4800 SF
Pole Building: 300 SF
Pole Building: 560 SF plus lean: to 616 SF
Pole Building: 2,646 SF
Utility Shed: 96 SF
Hog Deluxe: 1,200 SF
Ponds, Fence



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10:00AM**

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Osceola, IA 50213**

AUCTION DETAILS:

Seller: Gary Hadley Estate

Sale Method: The property will be sold on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the Clarke 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 Clarke 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 April 3, 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 granted at closing. Farm is open for the 2020 season.

Farm Lease: The current farm lease has been terminated. Farm is 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 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.

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.

113 W. Salem Avenue
Indianola, IA 50125
PEOPLESCOMPANY.COM

MARCH 2020

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

10:00 AM

LOCATION

The Meeting Place
1003 N. Main St
Osceola, IA 50213

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.



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