

LAND AUCTION

Marion County

Pine Knolls Golf Club | 1202 S Attica Rd. | Knoxville, Iowa 50138

FRIDAY, NOVEMBER 20TH

10:00 AM

79.73

ACRES M/L

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79.73
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LAND AUCTION | FRIDAY, NOVEMBER 20TH

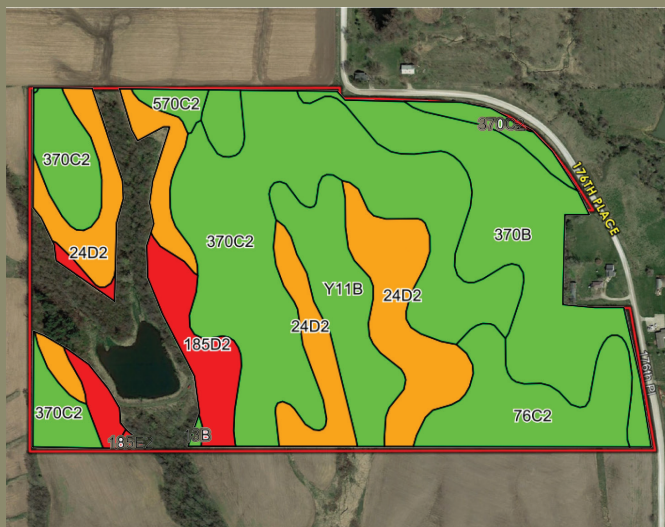
10:00 AM @ PINE KNOLLS GOLF CLUB

1202 S ATTICA RD. | KNOXVILLE, IOWA 50138



PROPERTY DESCRIPTION |

Peoples Company is pleased to offer 79.73 m/l gross acres of farmland located 5 miles Southeast of Knoxville, Iowa. The 68.36 m/l tillable acres carry a CSR2 of 70.3 and features Sharpsburg soils. They have been improved with tile and terraces and are currently planted to corn. If you're looking for a place to build this property sits just a mile off of pavement and has amazing views and includes a timbered draw, a nearly 2 acre stocked pond and has excellent hunting. Possession is subject to tenants rights. The Auction will take place at the Knoxville Country Club on Friday, November, 20th 2020 at 10 am. This would make an excellent add on to an existing operation or perfect for a beginning farmer just starting out.



TILLABLE SOILS MAP |

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	25.55	37.4%		80
24D2	Shelby loam	13.38	19.6%		45
370B	Sharpsburg silty clay loam	12.70	18.6%		91
76C2	Ladoga silt loam	6.04	8.8%		75
Y11B	Colo-Ely silty clay loams	5.46	8.0%		80
185D2	Bauer silt loam	4.30	6.3%		13
570C2	Nira silty clay loam	0.70	1.0%		72
185E2	Bauer silt loam	0.13	0.2%		5
13B	Nodaway-Vesser silt loams	0.10	0.1%		79
Weighted Average					70.3

FARM DETAILS |

FSA Cropland Acres - 68.36

Corn - 41 base acres with a PLC Yield of 137

Soybeans - 41.88 base acres with a PLC Yield of 41

**The farm program information provided outside of the cropland acres is whole farm information. This information will be reconstituted by the Marion County FSA if the farm is split.*

Net Taxes - \$1,777.00

IMPROVEMENTS |

Pond, Tile, Terraces

For More
Information Visit
PEOPLESCOMPANY.COM
LISTING # 15197 |

Contact |

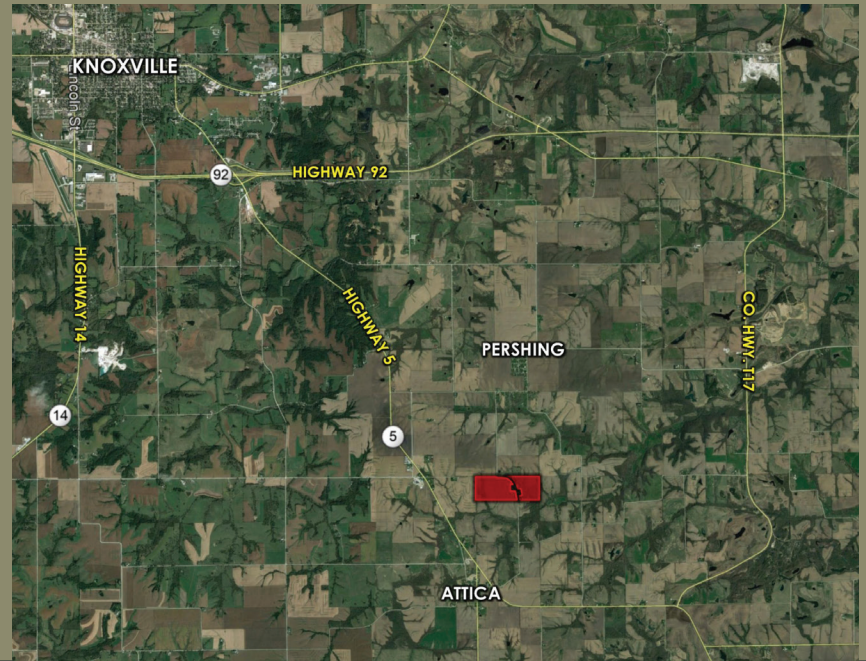
Daran Becker | 515.979.3498

Daran@PeoplesCompany.com

DIRECTIONS |

From Knoxville, IA travel South on Highway 5 towards Attica for approximately 3 miles and turn East onto Highway G62. Travel for 1.2 miles on Highway G62 and turn South onto 176th Place. The property lies approximately 1 mile south on 176th Pl. on the South and West side of the road.

176TH PLACE | KNOXVILLE, IA 50138



AUCTION DETAILS |

Seller: Jimmy and Taylor Goff

Important information regarding COVID-19: Auction will be held on location in a format that satisfies the guidelines and restrictions set forth by the Governor on auction day. In an effort to encourage social distancing and to accommodate those seeking to stay home, the auction will also be available on our Peoples Company online and mobile bidding app. Please visit PeoplesCompany.com or contact the Listing Agents prior to the auction for any updates.

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

Farm Program Information: Farm Program Information is provided by the Marion 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 Marion 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 January 20, 2021. 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, subject to tenant's rights.

Farm Lease: Currently cash rented for pasture. Rights will be terminated at closing.

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 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.

12119 Stratford Drive, Suite B
Clive, IA 50325

Listing #15197

Contact |
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79.73 ACRES M/L



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.

