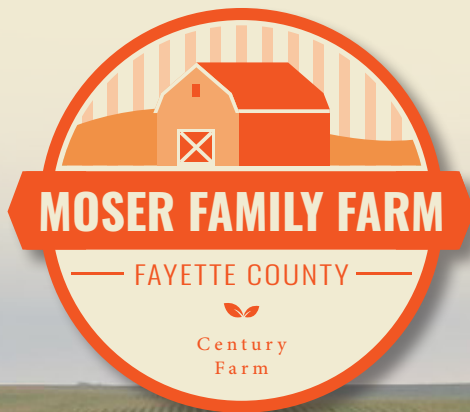




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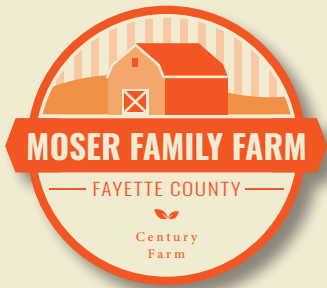
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TRACTS

**TUESDAY, AUGUST 24, 2021
2:00 PM CENTRAL**

**WAUCOMA EVENT CENTER
308 RIVERVIEW DRIVE WEST
WAUCOMA, IA 52171**



**TRAVIS SMOCK
319.361.8089
TRAVIS@PEOPLES COMPANY.COM**



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ACRES M/L

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PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Pleased to present the Moser Family's 233 acres m/l of high quality, diverse northeast Iowa farmland that will be sold at public auction on Tuesday, August 24th at 2:00 PM in Waucoma. Rare opportunity to own land in this tightly held area of Fayette County that features a pocket of high quality soil types with a gently rolling topography. This certified Century Farm has been in the same family since 1860 and will be sold in three contiguous tracts using the "Buyer's Choice" auction method. Tracts one and two both offer tillable soil as well as a pasture area that is ready to hold cattle or could likely be cleaned up to increase tillable acres. Tract three embodies a ridge with extremely high quality soil types and a section of trees that provides hunting opportunities. Don't miss your chance to own this literal "Garden of Eden" with a location just southeast of Waucoma, Iowa in Section 23 of Eden Township.

The farmland will be offered as three individual tracts via the "Buyer's Choice" auction method through a live in-person auction as well as a virtual live online auction option. The auction will take place at 2:00 PM at the Waucoma Event Center - 308 Riverview Drive West, Waucoma, Iowa. With the "Buyers Choice" auction method the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all three tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety or any combination at the conclusion of the auction. The farm lease will be terminated prior to closing and farming rights will be made available to the Winning Bidder(s) for the 2022 crop season.



FROM WAUCOMA:
Travel west on Riverview Drive for approximately 1/4 mile. Road will curve south and become W Avenue/V68. Head south for 1.6 miles to 275th Street. Turn east on 275th street for 2.5 miles and the farm will be along the north side of the road.

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LISTING #15645
PEOPLESCOMPANY.COM



AUCTION DETAILS

AUCTION METHOD: Tracts 1, 2 & 3 will be sold on a 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 Fayette 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 Fayette 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 Elwood, O'Donohoe, Braun & White Trust Account with Seller's attorney, Kit O'Donohoe.

CLOSING: Closing will occur on or about Tuesday, September 28, 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: The row crop and pastureland are currently leased. Both leases will be terminated by the Seller prior to closing.

SURVEY: The acreage site adjacent to Tract 3 is being surveyed to be sold separately. The exact size of Tract 3 may change prior to auction day due to this survey. Tracts 1 & 2 will not be fully surveyed but will have boundaries marked prior to the sale day.

ACREAGE SITE: The acreage site will be available for purchase on auction day after all tracts have sold. Contact Agent for details.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Elwood, O'Donohoe, Braun & White, LLP the required earnest money payment. The Seller will provide a current abstract at their expense. The 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.

TRACT ONE



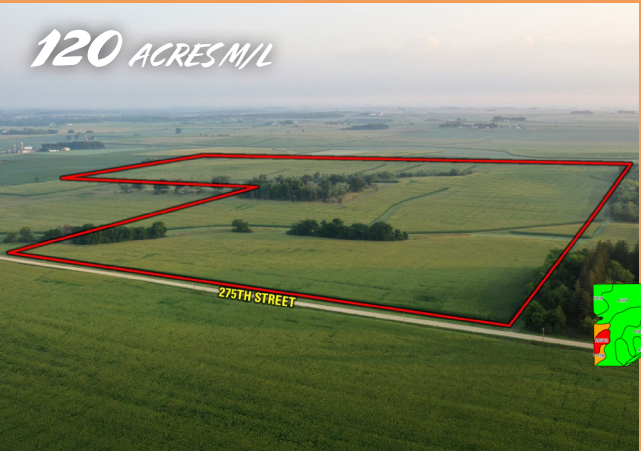
40 ACRES M/L WITH 20.57 FSA TILLABLE ACRES CARRYING A CSR2 OF 36.5 AND PASTURE AREA THAT IS READY TO HOLD CATTLE OR BE CLEANED UP TO INCREASE TILLABLE LAND.

40 acres m/l and offers both tillable soil as well as pasture area that is ready to hold cattle or could potentially be cleaned up to increase tillable acres. This tract contains 20.57 NHEL FSA cropland acres m/l carrying a CSR2 of 63.5 and an additional 19.08 acres m/l of pastureland. Of the 20.57 FSA cropland acres, there are currently 0.74 acres enrolled into a CP21 CRP contract paying \$300/acre or \$222 annually through 2031. The primary soil types include Bassett and Riceville loams. Pasture cleanup work, tiling projects and new fencing were done in the fall of 2019. Tracts 1-3 are located along 275th Avenue in Section 23 of Eden Township, Fayette County, Iowa.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
171B	Bassett loam	5.36	26.1%		85
784B	Riceville loam	4.51	21.9%		69
782B	Donnan loam	4.27	20.8%		43
214B	Rockton loam	3.15	15.3%		47
714B	Winneshiek loam	1.44	7.0%		42
198B	Floyd loam	0.82	4.0%		89
391B	Clyde-Floyd complex	0.64	3.1%		87
777	Wapsie loam	0.38	1.8%		49
Weighted Average					63.5

TRACT TWO



120 ACRES M/L WITH 99.80 FSA TILLABLE ACRES CARRYING A CSR2 OF 78.2 AND A MIXTURE OF PASTURE AND TIMBERLAND.

120 acres m/l with 99.80 NHEL FSA tillable acres carrying a CSR2 of 78.2 and a mixture of pasture and timberland. Of the 99.80 FSA cropland acres, there are currently 1.3 acres enrolled into a CP21 buffer strip CRP contract and 1.39 acres enrolled into a CP8A waterway CRP contract all paying \$300/acre annually for a total of \$807/year through 2031. The current 11.87 acres m/l fenced for pasture and 3.38 acres m/l of timber may potentially be cleaned up for increased production and have extremely productive soils below with an average CSR2 of 84.6. This could also become a premium recreational area. Dominate soil types include Clyde-Floyd complex, Bassett and Kenyon loams. Pasture cleanup work and new fencing was done in the fall of 2019. The farm has had tile work done as needed and offers good natural drainage.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
83B	Kenyon loam	18.60	18.6%		90
391B	Clyde-Floyd complex	18.40	18.4%		87
407B	Schley loam	16.65	16.7%		81
171B	Bassett loam	15.61	15.6%		85
214B	Rockton loam	5.36	5.4%		47
784B	Riceville loam	4.34	4.3%		69
177	Saude loam	4.18	4.2%		60
Weighted Average					78.2

TRACT THREE



73 ACRES M/L WITH 62.07 FSA TILLABLE ACRES CARRYING A CSR2 OF 88.4 AND AN ADDITIONAL 10.78 ACRES M/L OF TIMBERLAND.

73 acres m/l and offers a ridge with extremely high-quality soil types and a section of trees that provides excellent hunting opportunities. This portion of the farm has not been available to the public since 1860! This tract consists of 62.07 NHEL FSA tillable acres carrying a CSR2 of 88.4 and an additional 10.78 acres m/l of timberland. Of the 62.07 FSA cropland acres, there are currently 1.89 acres enrolled into a CP21 buffer strip CRP contract and 0.41 acres enrolled into a CP8A waterway CRP contract all paying \$300/acre annually for a total of \$690/year through 2031. The timber area has been a sought after recreational spot and sits above high-quality soil types that could likely be cleaned up and put into production to make this a nearly 100% tillable farm. This farm lays exceptionally well with natural drainage and has had tile work done as needed. The acreage site adjacent to this tract is being surveyed and the exact tract size may change prior to the auction day. This acreage site will be available after the tracts are sold.

TILLABLE SOILS MAP

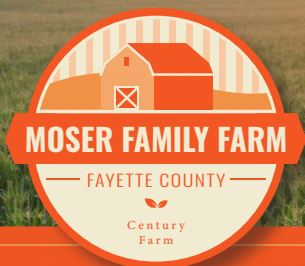
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
83B	Kenyon loam	31.09	50.1%		90
198B	Floyd loam	16.33	26.3%		89
391B	Clyde-Floyd complex	8.16	13.1%		87
83C	Kenyon loam	3.67	5.9%		85
83C2	Kenyon loam	2.21	3.6%		84
214B	Rockton loam	0.61	1.0%		47
Weighted Average					88.4



2300 Swan Lake Boulevard, Ste 300
Independence, IA, 50644



LISTING #15645
PEOPLES COMPANY.COM

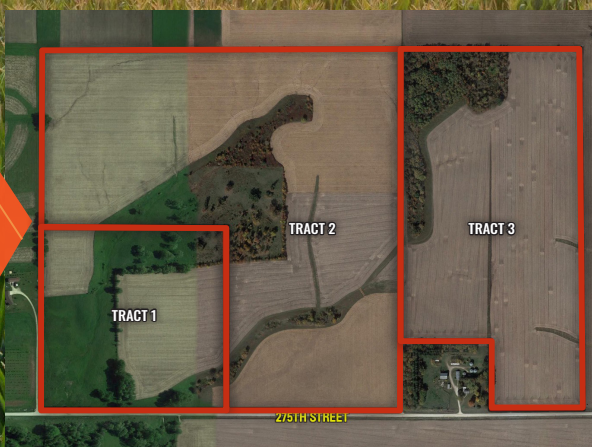


233 ACRES M/L

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3
TRACTS



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