

LAND AUCTION

Friday, November 12th, at 10:00 AM

200 Acres M/L | OFFERED AS
THREE TRACTS

Elks Lodge | 701 S Fremont Street | Shenandoah, Iowa 51601

Seller:

The Estate of Maxine Butts

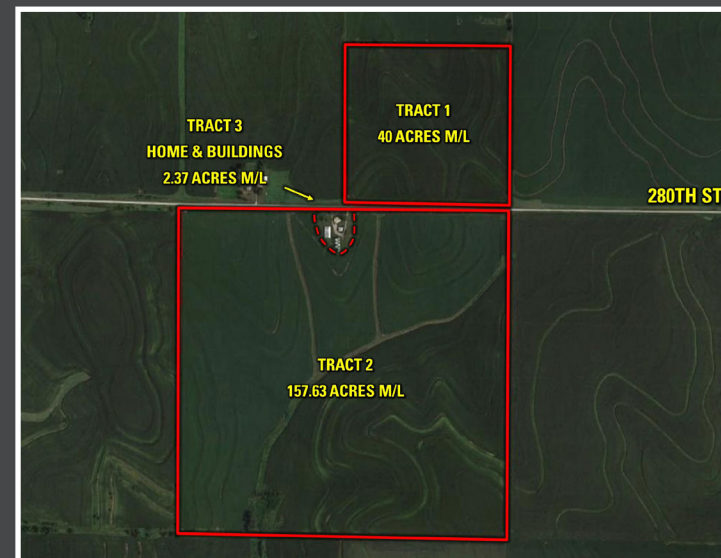
Attorney:

Mahlon L. Sorensen, Attorney at Law

Peoples Company is pleased to represent the Estate of Maxine Butts in the sale of 200 m/l acres of high quality Fremont County farmland. This farm will be sold at public auction Friday, November 12th, 2021 at 10:00 am at the Elks Lodge in Shenandoah, IA. The farm will be sold in three parcels. Tract 1 consists of 40 gross acres with 39.32 tillable acres and carrying a CSR2 of 76.8. Tract 2 consists of 157.63 acres with 155.61 acres considered FSA tillable carrying a CSR2 of 70.3. Tract 3 will include the 2.37 m/l acreage, buildings, and grain bins. This farm is in excellent condition and has been well cared for. The tillable ground has been extensively terraced and has over 14 miles of tile in place. All farm leases have been terminated and will be available to be farmed for the 2022 crop year.

Tracts 1-2 will be sold on a price per acre basis and will be auctioned using the "buyers choice" method of marketing. The successful bidder will have the choice to take one or both tracts at the end of bidding. Tract 3 will be sold as a whole dollar amount. This farm has been in the Butts family for many years, don't miss this opportunity to add-on to your existing farming operation or make a great addition to your investment portfolio!

PeoplesCompany.com | Listing #15723



Contacts

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Directions

From 250th St in Riverton, IA head east for 2 miles. Turn right, heading south onto 350th Ave. After approximately 3 miles take a left turning east onto 280th St. Tract 1 and 3 will be on your right after 1.25 miles. Tract 2 will be on the left.



12119 STRATFORD DR
SUITE B
CLIVE, IA 50325



Open your Camera App to scan the QR Code. Tap on the pop-up text that appears to open web page.

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FREMONT

COUNTY

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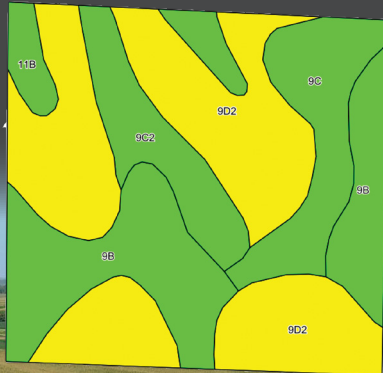


Tract 1 | 40 ACRES M/L

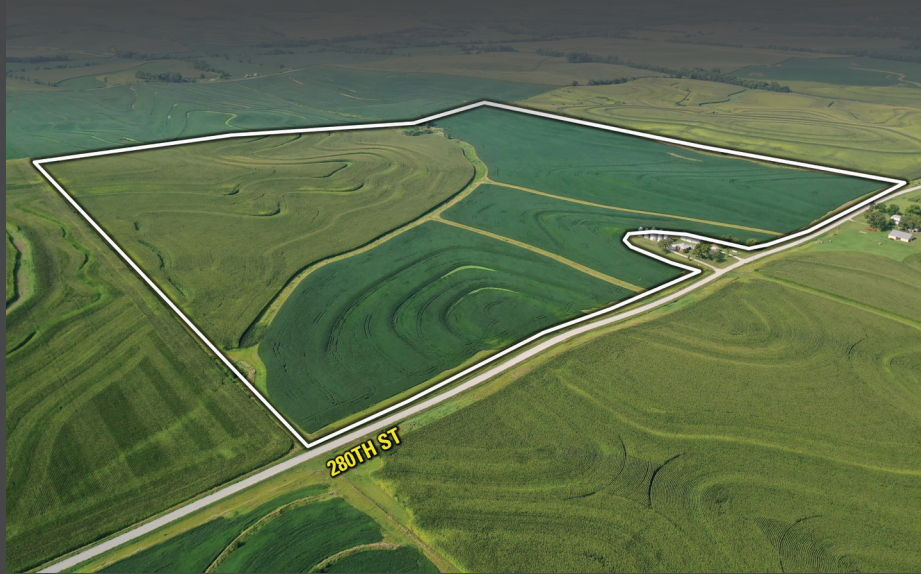


Tract 1 consists of 40 acres m/l of high quality Fremont County farmland. There are 39.32 FSA tillable acres with a CSR2 of 76.8. Primary soil types include Marshall silty clay loam and Colo-Judson silty clay loams. This nearly nearly 100 % tillable farm is located in Section 1 of Madison Township. This farm has been well cared for over the years with extensive tile and terrace work.

Code	Soil Description	Acres	% of Field	CSR2	Legend
9D2	Marshall silty clay loam	18.30	46.5%	61	
9B	Marshall silty clay loam	9.87	25.1%	95	
9C	Marshall silty clay loam	5.13	13.0%	89	
9C2	Marshall silty clay loam	4.04	10.3%	87	
11B	Colo-Judson silty clay loam	1.98	5.0%	80	
Weighted Average				76.8	

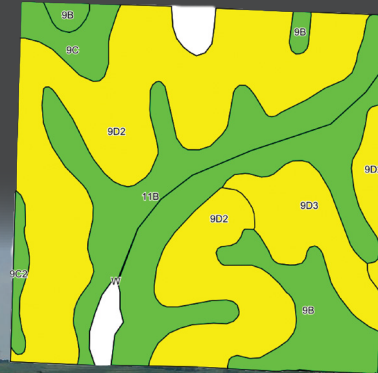


Tract 2 | 157.63 ACRES M/L



Tract 2 consists of approximately 157.63 acres m/l of high quality Fremont County farmland. There are 155.61 FSA tillable acres with a CSR2 of 70.3 and features extensive tile and terrace work. Primary soil types include Marshall silty clay loam and Colo-Judson silty clay loam. There are currently 150.64 acres being farmed and 4.97 acres of waterways in CRP paying \$875/year till 10/01/2030. This property is located in Section 12 of Madison Township.

Code	Soil Description	Acres	% of Field	CSR2	Legend
9D2	Marshall silty clay loam	76.96	49.5%	61	
11B	Colo-Judson silty clay loam	44.51	28.6%	80	
9B	Marshall silty clay loam	14.37	9.2%	95	
9D3	Marshall silty clay loam	12.47	8.0%	54	
9C	Marshall silty clay loam	5.14	3.3%	89	
9C2	Marshall silty clay loam	2.16	1.4%	87	
Weighted Average				70.3	



Tract 3 | 2.37 ACRES M/L



Tract 3 consists of a 1344 sq ft, 3 bedrooms, and 1 bath ranch home. This property includes a extra-large detached garage, 38' x 60' metal building, 8 grain bins, and 2.37 acres. There have been many quality upgrades done to the home over the years including a metal roof, vinyl siding, some new widows, and new water heater. The metal building and grain bins have previously been rented to a local farmer. The new buyer could re-rent them for additional income or use them for their own needs. This acreage is conveniently located less than a mile off of pavement. This tract will be sold on a whole dollar basis.

For More Information Visit - PeoplesCompany.com



AUCTION TERMS & CONDITIONS

Auction Method: Tracts 1-2 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, either one or both tracts for their high bid. Tract 3 will be sold as a whole dollar amount. Tracts will not be offered in their entirety at the conclusion of the auction.

Farm Program Information: Farm Program Information is provided by the Fremont 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 Fremont 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 Wednesday, December 22th, 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.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2022 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 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.

ONLINE BIDDING AVAILABLE

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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.

