

80
Acres M/L



GRAVEN ESTATE

GREENE COUNTY



FARMLAND AUCTION

Friday, Nov 5th at 10:00 AM
Jamaica Community Center in Jamaica, Iowa

PeoplesCompany.com | Listing #15741

CONTACT

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ATTORNEY

DuWayne J. Dalen

Finneseth, Dalen & Powell, P.L.C.
Perry, Iowa

GRAVEN



ESTATE

Greene County, Iowa Farmland Auction – Mark your calendar for Friday, November 5th, 2021! Peoples Company is pleased to be representing the Estate of Dennis R. Graven in the sale of 80 total acres m/l located north of Jamaica in southeast Greene County, Iowa. Located in a strong farming community, this nearly 100% tillable farm includes 76.22 FSA cropland acres carrying a CSR2 soil rating of 85.6 with Webster clay loam and Clarion loam as the primary soil types. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and do not include a conservation plan.

The farmland will be offered as an individual tract via public auction at 10:00 AM at the Jamaica Community Center in Jamaica, Iowa. This auction can also be viewed through a Virtual

Online Auction option and online bidding will be available as well. This high-quality farmland tract would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. There are several competing grain marketing options located nearby including ethanol plants and a variety of grain elevators with close proximity to U.S. Highway 30. Additionally, the property lies within Section 11 of Franklin Township.





AUCTION TERMS AND CONDITIONS

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

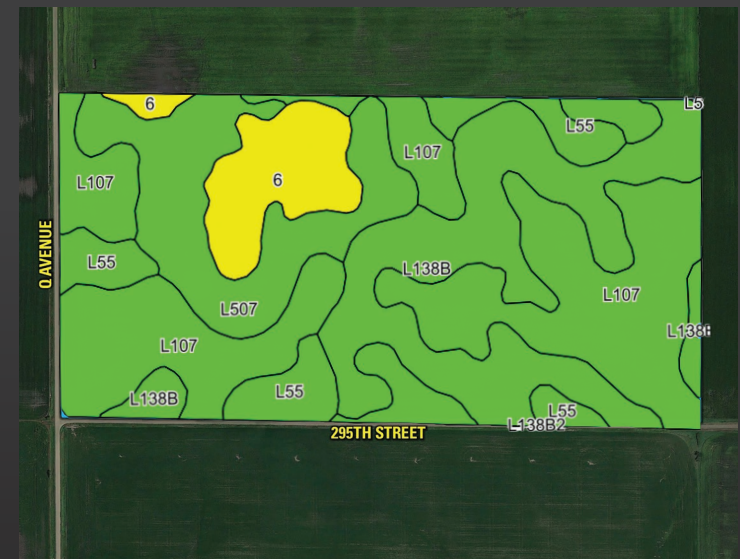
Farm Program Information: Farm Program Information is provided by the Greene County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Greene 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 before Friday, December 17th, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. The sale of property will be subject to Court Approval, if needed.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for the 2022 cropping season.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
L107	Webster clay loam	31.05	40.7%		88
L138B	Clarion loam, Bemis moraine	19.94	26.2%		88
L507	Canisteo clay loam, Bemis moraine	12.07	15.8%		87
L55	Nicollet loam	6.58	8.6%		91
6	Okoboji silty loam	6.58	8.6%		59

Weighted Average 85.6

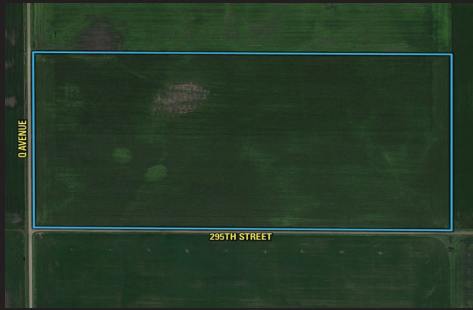
Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.

GREENE COUNTY FARMLAND AUCTION



AUCTION LOCATION

Jamaica Community Center
NW Corner of Main Street & Van Nest Street
Jamaica, Iowa 50128

CONTACT

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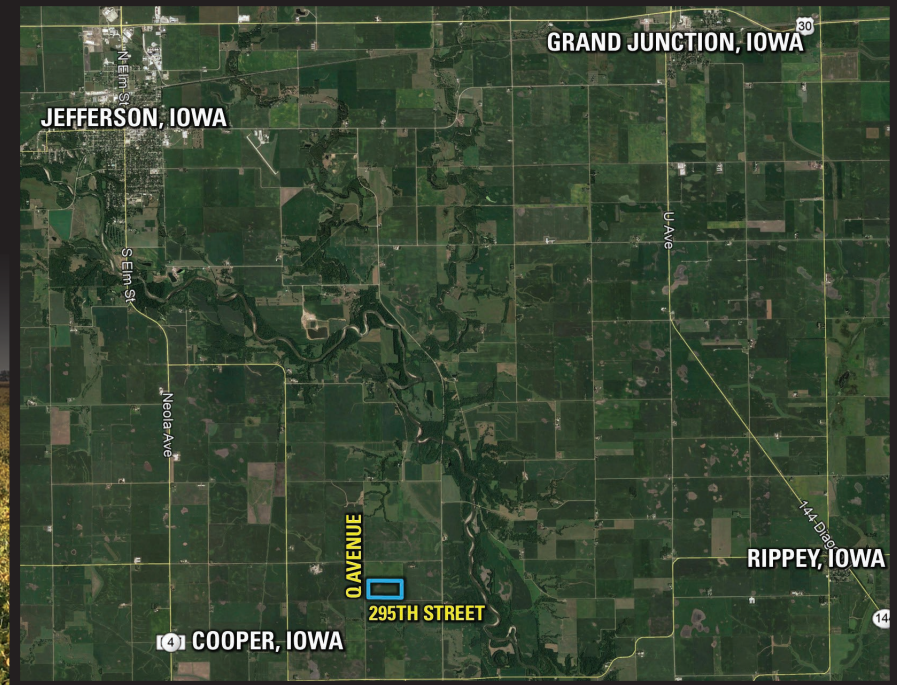
To the right is a Quick Response (QR) Code. To access the code:

1. Open up the camera on your smart phone.
2. Hover over the image.
3. Click on the link that appears at the top of your screen.

You are now viewing the listing on the Peoples Company website.



12119 Stratford Drive, Suite B
Clive, IA 50325



80
Acres M/L