

WARRENCOUNTY *Farmland Auction*



Friday, September 30th, 2022 at 10:00 AM
Immaculate Conception Hall, 101 James St, St. Marys, IA 50241

Daran Becker: 515.979.3498
Daran@PeoplesCompany.com

Mike Nelson: 641.223.2300
MikeNelson@PeoplesCompany.com





Terms & Conditions

Seller: Jeanette Leach Estate

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: Tracts 1, 2, and 3 will be sold on a price per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, Tracts 1, 2, and/or 3 for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until tracts 1, 2, and 3 have been purchased. Tracts will not be offered in their entirety or combined after the auction. After tracts 1, 2, and 3 have been sold we will open the bidding on Tract 4. Tract 4 will be sold individually and on a "Whole Dollar Basis."

Tract 1: 103.53 Acres M/L

Tract 2: 41.07 Acres M/L

Tract 3: 40.95 Acres M/L

Tract 4: 2.67 Acres M/L

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 Warren 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 Warren 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 Settle Up Iowa's Trust Account.

Closing: Closing will occur on or before Monday, November 14th, 2022. 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 land will be given At Closing, subject to tenants' rights.

Farm Lease: The farmland will be open for the 2023 farming season.

Contract & Title: Immediately upon the 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. The 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on 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 the figures stated within the marketing material. The buyer should perform his/her 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 the Abstract.

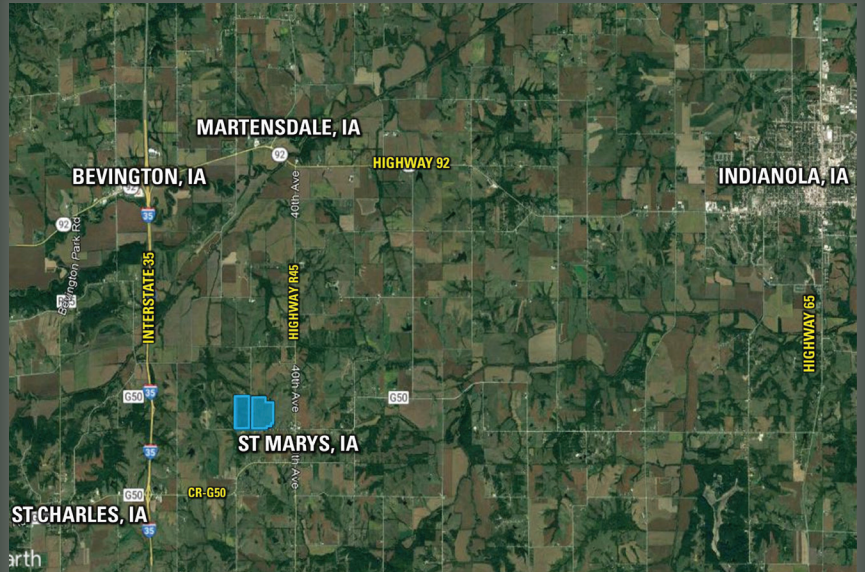
Friday, September 30th, 2022 at 10:00 AM
WARRENCOUNTY
Farmland Auction

Immaculate Conception Hall, 101 James St, St. Marys, IA 50241

188.25
Acres M/L
Offered in
4 Tracts

Peoples Company is pleased to represent the Jeanette Leach Estate in the auction of 188.25 acres m/l located on the west edge of St. Marys, Iowa in Warren County. This farm has a little something for everyone, high-quality tillable acres, recreation, and a fixer-up acreage! The farm is only 25 minutes from the West Des Moines Metro and has easy access to Highway R45 or Interstate 35. The auction will take place on September 30th at 10:00 AM at the Immaculate Conception Hall located at the Catholic Church in St Mary's, Iowa. The farm will be sold in four tracts, Tracts 1-3 will be auctioned using the buyers' choice method of marketing, allowing the successful bidder to take their choice of Tracts 1, 2, and/or 3 with their high bid. Tract 4, the acreage, will be sold last as an individual tract, on a whole dollar basis.

This Farm has what you are looking for - an addition to an existing farm operation, great recreation with income, a dream building site, or a weekend getaway location with a view. This auction has all of that and more!



Directions

From West Des Moines head south on Interstate 35. In 12.5 miles take exit 56 onto Highway 92. Turn left to head east. In 2.8 miles turn right onto Highway 45 towards St. Marys, IA. In roughly four miles you will arrive at the 4-way stop sign in St. Marys, IA. Turn right heading west on Nevada Street. After 0.5 miles the farm will be on the right-hand side. Continue for 0.25 miles and turn right onto 33rd Avenue. Tracts 2-3 will be on the left-hand side while 1 and 4 are on the right-hand side!

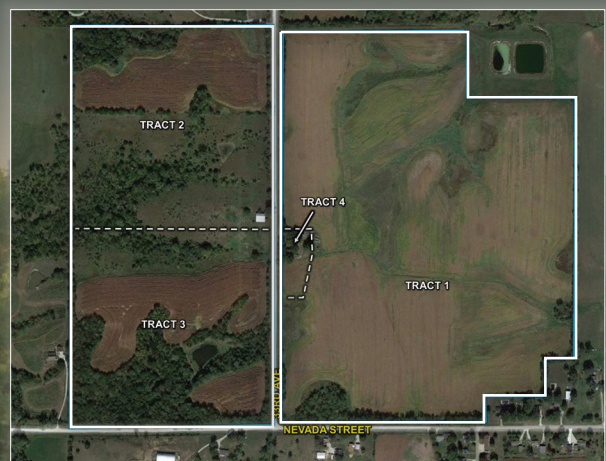
Contact

Daran Becker: 515.979.3498

Daran@PeoplesCompany.com

Mike Nelson: 641.223.2300

MikeNelson@PeoplesCompany.com

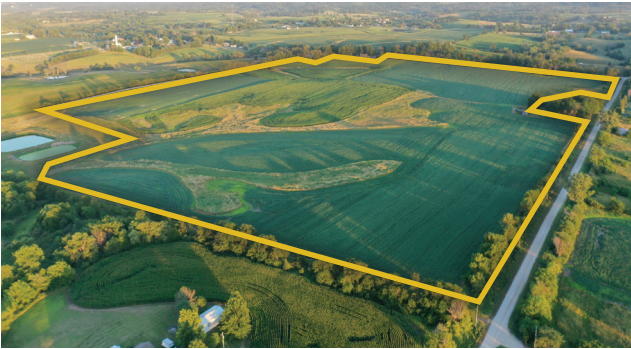
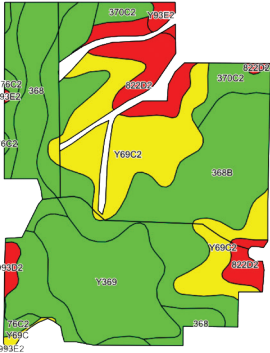


Tract 1
103.56
Acres
M/L

33rd Avenue & Nevada Street, St. Marys, IA 50241

Amazing opportunity to purchase some high-quality Warren County farmland! These 103.56 acres are highly tillable with just over 80% currently being farmed. This Tract has 95.86 acres m/l considered FSA tillable showing a CSR2 value of 73. Current production acres are estimated to be 84.25 acres m/l with a CSR2 value of 76.6. With some tile and terracing, this farm could be brought to its maximum potential. Part of this farm lies within St. Marys city limits. Electric is at the road and rural water will be available after harvest.

The city of St Mary's has an easement across the east side of the farm for sewer piping to the lagoons. Warren County Rural Water has been granted an easement to install a rural water line along the west fence line of the farm. (Work to be completed after the crop has been removed.) The main access to Tract 1 is currently through the acreage (Tract 4). The buyer of Tract 1 will be responsible for installing a new access driveway.



Tillable Soils Map

Code	Soil Description	Acres	Percent	Legend	CSR2
368B	Macksburg silty clay loam	36.74	38.3%		89
Y69C2	Clearfield silty clay loam	19.72	20.6%		56
Y369	Winterset silty clay loam	14.79	15.4%		83
368	Macksburg silty clay loam	8.91	9.3%		93
822D2	Lamoni silty clay loam	8.30	8.7%		10
370C2	Sharpsburg silty clay loam	4.00	4.2%		80
76C2	Ladoga silt loam	1.29	1.3%		75

WEIGHTED AVERAGE 73

Tract 2
41.07
Acres
M/L

33rd Avenue , St. Marys, IA 50241

Presenting to you the 41.07 acre building site you have been dreaming about! Tract 2 offers multiple building site locations, amazing views, high-quality tillable acres, and lots of recreational opportunities. There are 12.92 acres in row crop production with an average CSR2 of 64.8. The thick brush and big timbered draws make a great whitetail deer and turkey habitat. Without a doubt, this is an outdoorsman’s paradise. This farm also has a pond and a 54’ X 60’ machine shed already on the property. If you are looking for more than 40 acres combine Tracts 2-3 to make an exception 80 acres with income and great hunting.

Improvements: Machine Shed, 54’ X 60’





33rd Avenue & Nevada Street, St. Marys, IA 50241

This 40.95 acre parcel has multiple building site locations with amazing views, top quality tillable ground, and exceptional recreational opportunities! The farm includes 16.17 tillable acres with a CSR2 rating of 52.9 and large wooded draws surrounding the property. The tillable acres provide income and create an abundant food source for the whitetail deer and turkey in the area! If 40.95 acres is not enough combine Tract 3 with Tract 2 for an excellent 80-acre m/l recreational property, hobby farm, or secluded building sight! Electric is at the road and rural water will be at the road after the crops are harvested.



14791 33rd Avenue, St. Marys, IA 50240

Tract 4 consists of 2.67 surveyed acres m/l with a 3 bedroom, 1 bathroom, 1.5 story farmhouse located just outside of St Mary's, Iowa. With a little work, this property has limitless potential. Massive walnut trees surround the home and create a park like setting with beautiful views of the rural landscape. The property includes a 23' X 62' Machine shed with a 10' X 20' lean-to and several other small outbuildings in various conditions. If you are not into fixer uppers the location would make an excellent building site for your dream home. The house is currently on well water with rural water available after the crops have been harvested. The acreage is conveniently located just 30 minutes south of West Des Monies, with easy access to Interstate 35. House, outbuildings, and property are being sold "As Is" All inspections are the responsibility of the buyers and are to be completed before the auction. The septic system is old and will not be updated by the sellers. Any future updates to the septic system will be the new buyer's responsibility and cost.

Improvements 1870's, 1.5 story farmhouse with 1,184 gross living square feet. Machine shed constructed in 2000, 23' X 62 'with a 10' X 20' ft lean-to.

**OPEN
House**

Friday, September 9th, 2022
3:00 PM-6:00PM





12119 Stratford Drive
Clive, IA 50325



SCAN THE QR CODE
FOR MORE INFORMATION

Friday, September 30th, 2022 at 10:00 AM

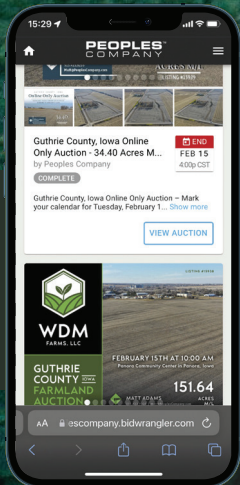
WARRENCOUNTY *Farmland Auction*

Immaculate Conception Hall, 101 James St, St. Marys, IA 50241

Listing #16327

188.25
Acres M/L

Offered in
4 Tracts



FOLLOW US ON SOCIAL MEDIA



ONLINE BIDDING *Available!*

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 smart phone.