

FARMLAND AUCTION • WARREN COUNTY, IA



MAPLESIDE FARM

The Richards Family

214.95
ACRES M/L

TUESDAY, SEPTEMBER 27TH, 2022 | 10:00AM

AMERICAN LEGION HALL

105 W 1ST AVE | INDIANOLA, IA 50125

Kenny Herring, ALC

Adam Curran

515.783.8718 | KENNY@PEOPLES COMPANY.COM 641.203.2931 | ADAM@PEOPLES COMPANY.COM



Owned by the same family for over 100 years

Peoples Company is honored to represent the Richards Family in the sale of 214.95 acres m/l located northeast of Hartford, Iowa, in Warren County. This farm has what everyone wants - high-quality tillable farmland, beautiful views, and excellent building sites. Not only that, but the tracts are within two miles of a hard surface road and lie adjacent to the Des Moines River and Red Rock Wildlife Area offering multiple recreational opportunities. The location is second to none offering an excellent school system in Carlisle Schools, yet within minutes of the Des Moines Metro area. The auction will take place on September 27th at 10:00 am at the American Legion Hall in Indianola, Iowa. The farm will be sold in four tracts using the buyers' choice method of marketing, allowing the successful bidder to take their choice of tracts one, two, three, or four with their high bid.

Tract 1:

32.96 acres m/l with 29.78 FSA tillable acres carrying a CSR2 soil rating of 83

Tract 2:

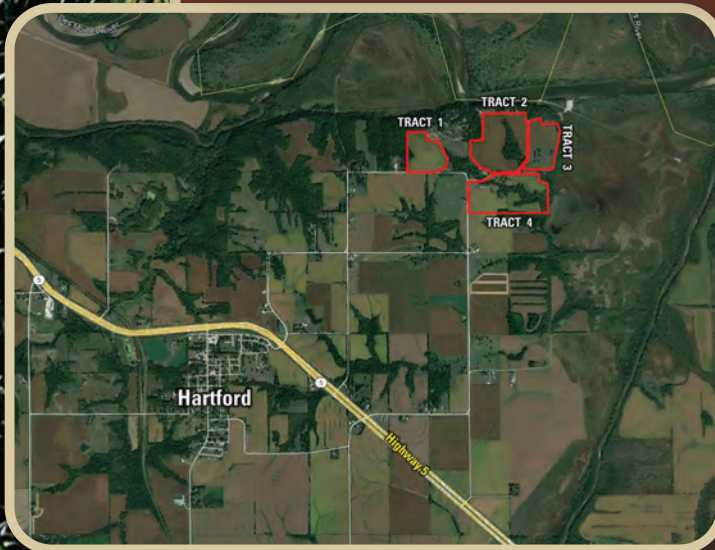
71.27 acres m/l with 55.23 FSA tillable acres carrying a CSR2 soil rating of 68.1

Tract 3:

37.22 acres m/l with 12.59 FSA tillable acres carrying a CSR2 soil rating of 77.2

Tract 4:

73.50 acres m/l with 38.89 FSA tillable acres carrying a CSR2 soil rating of 76.7



Listing #16369



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Tract One

Check out this great investment opportunity or addition to an existing operation! This tract is over 90% tillable offering some of the highest quality soils in the area. Today 29.78 acres m/l are currently in row crop production. These acres carry a weighted average CSR2 of 83. Soil types include Downs silt loam and Fayette silt loam with slopes from 2 to 9 percent Public access to the Des Moines River and Red Rock Wildlife Area are within one mile affording multiple recreational opportunities. The location is second to none offering an excellent school system within minutes of the Des Moines Metro area. Utilities are available.

32.96
ACRES M/L



Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
M162B	Downs silt loam	14.10	47.3%	90
M162C2	Downs silt loam	10.21	34.3%	82
M163C2	Fayette silt loam	2.35	7.9%	76
M163B	Fayette sit loam	1.99	6.7%	84
M163F2	Fayette silt loam	0.99	3.3%	18
63C2	Chelsea loamy fine sand	0.14	0.5%	7

Weighted Average: 83



Directions

From Des Moines: Take the Highway 5 bypass to the Carlisle exit. Continue south on Highway 5 through Carlisle to Hartford. Past Harford, take Delaware Street east to 228th Ave. Go north on 228th Ave 1.5 miles to Carpenter Street. Go west on Carpenter Street 0.25 miles. The property is on the north side of Carpenter. Look for Peoples Company signs.

Tract Two

High Quality Farmland Available! Tract 2 of this auction offers a great combination of excellent cropland with solid timber. Approximately 55.23 acres m/l are currently in row crop production. The dominant soil type for the tillable acres is Fayette silt loam with slopes from 2 to 9 percent carrying a weighted average CSR2 of 68.1. Public access to the Des Moines River and Red Rock Wildlife Area is within one mile affording multiple recreational opportunities. The location is second to none offering an excellent school system within minutes of the Des Moines Metro area. Utilities are available.

Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
M163B	Fayette silt loam	29.70	53.8%	84
M163C2	Fayette sit loam	11.09	20.1%	76
M163D2	Fayette silt loam	7.47	13.5%	47
63C2	Chelsea loamy fine sand	4.80	8.7%	7
M163F2	Fayette silt loam	2.17	3.9%	18

Weighted Average: 68.1



Directions

From Des Moines: Take the Highway 5 bypass to the Carlisle exit. Continue south on Highway 5 through Carlisle to Hartford. Past Harford, take Delaware Street east to 228th Ave. Go north on 228th Ave 1.5 miles to Carpenter Street. Go east on Carpenter Place 0.25 miles. The property is on the north side of Carpenter. Look for Peoples Company signs.

71.27
ACRES M/L

For more information visit PeoplesCompany.com | Listing #16369

Tract Three

Tract 3 offers a true combination of both high quality tillable farmland as well as open pasture. This tract offers 12.59 FSA tillable acres carrying a 77.2 CSR2. The balance of this tract offers good open pasture acres with some outstanding building sites. In addition, this parcel is in an excellent school district and offers a short commute to the Des Moines metro. Tract 3 is bordered to the east by the Red Rock Wildlife area. Multiple access points have been approved by the county to access the property off of Carpenter Place. Utilities are available.

37.22
ACRES M/L



Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
M163C2	Fayette silt loam	6.34	50.4%	76
M163B	Fayette sit loam	5.29	42.0%	84
M163D2	Fayette silt loam	0.96	7.6%	47

Weighted Average: 77.2

Directions

From Des Moines: Take the Highway 5 bypass to the Carlisle exit. Continue south on Highway 5 through Carlisle to Hartford. Past Harford, take Delaware Street east to 228th Ave. Go north on 228th Ave 1.5 miles to Carpenter Street. Go east on Carpenter Place 0.25 miles. The property is on the east side of Carpenter. Look for Peoples Company signs.



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Tract Four

Tract 4 is the ultimate combination of tillable and recreational opportunity! This tract offers high quality tillable soils as well as big timber. In addition, it has great access, grain storage, an outbuilding, and potential building sites. Tract 4 offers 38.89 tillable acres carrying a CSR2 value of 76.7. The northwest corner of this tract has modern grain storage as well as an older storage building. The balance of Tract 4 is mature timber and offers great cover for all types of wildlife. Located just minutes from Des Moines and with easy access, this is without question a chance to get high quality income producing ground with some of the highest quality recreational land that Warren County has to offer.

73.50
ACRES M/L



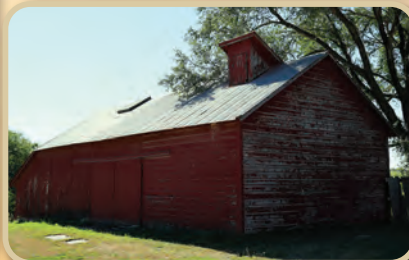
Tillable Soils Map

Code	Soil Description	Acres	% of Field	CSR2
M162	Downs silt loam	9.70	24.9%	95
M163C2	Fayette silt loam	9.40	24.2%	76
M162B	Downs silt loam	7.27	18.7%	90
M163B	Fayette silt loam	6.14	15.8%	84
M163F2	Fayette silt loam	4.77	12.3%	18
M162C2	Downs silt loam	1.02	2.6%	82
65F	Lindley loam	0.59	1.5%	14

Weighted Average: 76.7

Directions

From Des Moines: Take the Highway 5 bypass to the Carlisle exit. Continue south on Highway 5 through Carlisle to Hartford. Past Hartford, take Delaware Street east to 228th Ave. Go north on 228th Ave 1.5 miles to Carpenter Street. Go east on Carpenter Place 0.25 mile. The property is on the south side of Carpenter. Look for Peoples Company signs.



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PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

113 West Salem Avenue
Indianola, Iowa 50125



September 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAPLESIDE FARM

The Richards Family

Auction Terms & Conditions

ONLINE BIDDING: Register to bid at
<http://peoplescompany.bidwrangler.com/>

AUCTION METHOD: Tracts one, two, three, and four will be sold on a 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, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 32.96 acres m/l

Tract 2: 71.27 acres m/l

Tract 3: 37.22 acres m/l

Tract 4: 73.50 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 Hlubek Dozark Trust Account.

CLOSING: Closing for Tracts 1 and 2 will occur on or before December 15, 2022. Closing for Tracts 3 and 4 will occur on or before January 15, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

CLOSING ATTORNEY: Closing will be overseen by Hlubek Dozark Law Office

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 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 the Abstract.