

GREENE COUNTY



THURS.

SEPTEMBER

29

SCRANTON COMMUNITY CENTER, 900 MADISON STREET IN SCRANTON, IOWA 51462

CONTACT 

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 **PEOPLESTM**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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Seller: Estate of Dorothy Corrigan and Lloyd D. & Debra L. Spencer

Representing Attorney: Dan Spellman (Spellman & McDevitt Law Firm in Perry, Iowa)

Online Bidding: Registerto bid at <http://peoplescompany.bidwangler.com/>

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, November 11th, 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 Tenant's Rights.

Farm Lease: Seller will keep all of the 2022 farm income. Farm lease has been terminated and will be open for the 2023 farm year.

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.

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GREENE COUNTY FARMLAND AUCTION - Mark your calendar for Thursday, September 29th, 2022 at 10:00 AM! Peoples Company is pleased to present 80 acres m/l in Greene County, Iowa located approximately three miles south of Scranton, Iowa situated along the east side of Iowa Highway 25. This farm has not been available to the public in nearly 80 years making it a rare opportunity for you to own an exceptional farm! This highly tillable farmland tract consists of a total of 80 acres m/l with 76.22 FSA cropland acres carrying a CSR2 soil rating of 84.3. The primary soil types include Nicollet loam, Clarion loam, and Canisteo clay loam. Over 4,800 feet of 5" plastic tile was installed throughout the center and west side of the farm during March 2016. These private tile lines are presumed to outlet into multiple county-maintained tile lines located on the north and southwest corner of the farm. Buyer should verify any information important to them regarding the drainage tile.

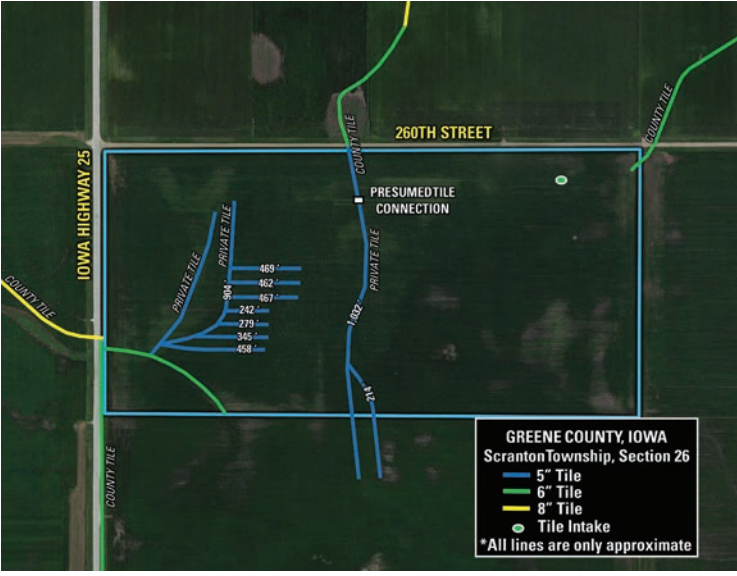
Located in a strong farming community, this farmland tract would be a great add-on for an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This highly-tillable farm is located nearby multiple grain marketing options offering competitive bidding, including nearby grain elevators located in Scranton, Ralston, and Jefferson, Iowa, and ethanol plants located in Coon Rapids or Gowrie, Iowa (POET Bioprocessing) and Grand Junction, Iowa (Louis Dreyfus Company). The property lies within Section 26 of Scranton Township, Greene County, Iowa.

**SCRANTON COMMUNITY CENTER
900 MADISON STREET
SCRANTON, IOWA 51462 AT 10AM**

DIRECTIONS

From Scranton, Iowa: Travel south out of town on Iowa Highway 25 for approximately 2.75 miles to 260th Street. The farm is located southeast of the intersection of Iowa Highway 25 and 260th Street. Look for the Peoples Company signs.





DAUCTION

IOWA HIGHWAY 25/260TH STREET, SCRANTON, IOWA 51462



TILLABLE SOILS MAP



CODE	SOIL DESCRIPTION	ACRES	PERCENT	CSR2
L55	Nicollet loam	17.90	23.5%	91
L138B2	Clarion loam	15.41	20.2%	85
L138B	Clarion loam	12.59	16.5%	88
L507	Canisteo clay loam	9.11	12.0%	87
6	Okoboji silty clay loam	6.98	9.2%	59
L107	Webster clay loam	1.27	1.5%	88
L138C2	Clarion loam	4.10	5.4%	83

WEIGHTED AVERAGE 84.3

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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.

