

372.21
ACRES M/L

TRACT 1
152.18 ACRES M/L

TRACT 2
220.03 ACRES M/L

PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

WARREN & MADISON COUNTY
FARMLAND AUCTION
IMMACULATE CONCEPTION HALL | 101 JAMES ST | ST MARYS, IA 50241

OFFERED IN
2 TRACTS

CONTACT

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NOVEMBER

11

WARREN & MADISON COUNTY FARMLAND AUCTION

IMMACULATE CONCEPTION HALL | 101 JAMES ST | ST MARYS, IA 50241

Peoples Company is pleased to represent the Estate of Paul Nardini in the sale of 372.21 acres m/l of high-quality farmland located just south of Bevington, Iowa in both Warren and Madison Counties. The auction is scheduled for November 11th at 10:00 AM and will take place at the Immaculate Conception Hall in St Marys, IA. The farm will be sold in two separate tracts using the auction method of buyers' choice with the winning bidder having the option of taking either or both tracts of land. These tracts boast 343.73 FSA tillable acres and are over 90% tillable. Both tracts are high quality and highly tillable, with excellent access to both Highway 92 and Interstate 35.

Tract 1: 152.18 Acres m/l in Warren County with 145.58 tillable acres m/l carrying a CSR2 value of 61.9
Tract 2: 220.03 Acres m/l in Madison County with 198.15 tillable acres m/l carrying a CSR2 value of 76.1

Again these are great farms that lay well and are available to be added to your operation or investment portfolio. The farms will be available for the 2023 farming season. Contact the listing agent Daran Becker for any questions on this high-quality Warren and Madison County Auction!

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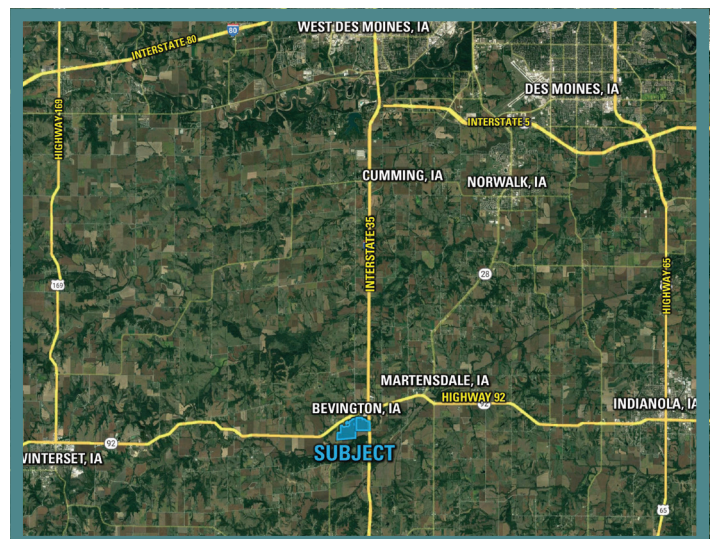
NOVEMBER

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DIRECTIONS

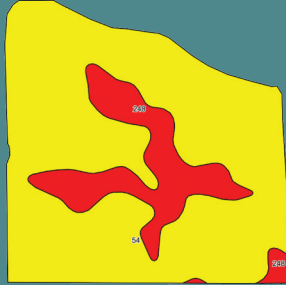
From the Kum & Go located in Bevington, IA head south crossing Highway 92 on South Warren Ave. In less 0.25 miles tract, 1 will be on the left-hand side and tract 2 will be on the right-hand side.

From the Kum & Go located in Bevington, IA head west on Highway 92 for 3/4 of a mile. Turn left onto Bevington Park Road. Tract 2 will be on the left-hand side in roughly 0.33 miles.



TRACT 1

152.18 ACRES M/L



Tract 1: 152.18 acres of high-quality Warren County, Iowa farmland. This tract contains 145.58 acres considered FSA tillable with a CSR2 of 61.9. The primary soil types are Zook silty clay loam and Wabash silty clay loam with the remaining acres in the timbered creek bottom. It's hard to find 95%+ tillable farms with excellent access in Warren County. The farm can be viewed from Interstate 35 with access off of Warren Avenue. This farm is being sold subject to tenant's rights and is open for the 2023 crop year.



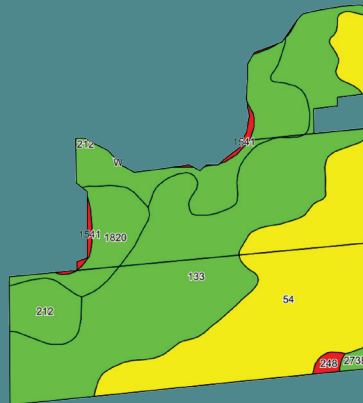
TILLABLE SOIL MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
54	Zook silty clay loam	119.77	82.3%		67
248	Wabash silty clay loam	25.81	17.7%		38

WEIGHTED AVERAGE 61.9

TRACT 2

220.03 ACRES M/L



Tract 2: 220.03 acres of high quality, highly tillable, Madison County farmland. This tract contains 198.15 acres considered FSA tillable with a CSR2 of 76.1. The primary soil types are Colo silty clay loam, Zook silty clay loam, and Kennebec silt loam. High-quality farms of this size rarely come available for sale so don't miss out on your chance to bid. Tract 2 can be accessed from either Warren Street or Bevington Park road. This farm is being sold subject to tenants' rights with full possession for the 2023 crop year.



TILLABLE SOIL MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
133	Colo silty clay loam	84.94	42.9%		78
54	Zook silty clay loam	67.12	33.9%		67
212	Kennebec silt loam	30.12	15.2%		91
1820	DockeryQuiver silt loams	12.01	6.1%		87
1541	QuiverColo silty clay loams	1.64	0.8%		12
273B	Olmitz loam	1.21	0.6%		89
248	Wabash silty clay loam	1.11	0.6%		37

WEIGHTED AVERAGE 76.1

LISTING # 16347
PEOPLES COMPANY.COM



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16347



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 smartphone.

Seller: The Estate of Paul Nardini

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

Auction Method: Tracts one and two 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 two tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 152.18 Acres M/L

Tract 2: 220.03 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 and Madison 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 Warren and Madison 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 the Kollmorgen Schlue & Zahradnik PC Trust Account.

Closing: Closing will occur on or before Monday, December 26th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. The closing firm will be Kollmorgen Schlue & Zahradnik PC Trust Account.

Possession: Possession of the land will be given At Closing. Subject to tenant's 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. The seller is required to obtain a federal estate tax lien release from the IRS. The buyer will cooperate with the seller in obtaining the release. This transaction may close upon the receipt of a conditional release received from the IRS. The sellers attorney to mail the final documentation to the IRS to obtain a full release.

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 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.