

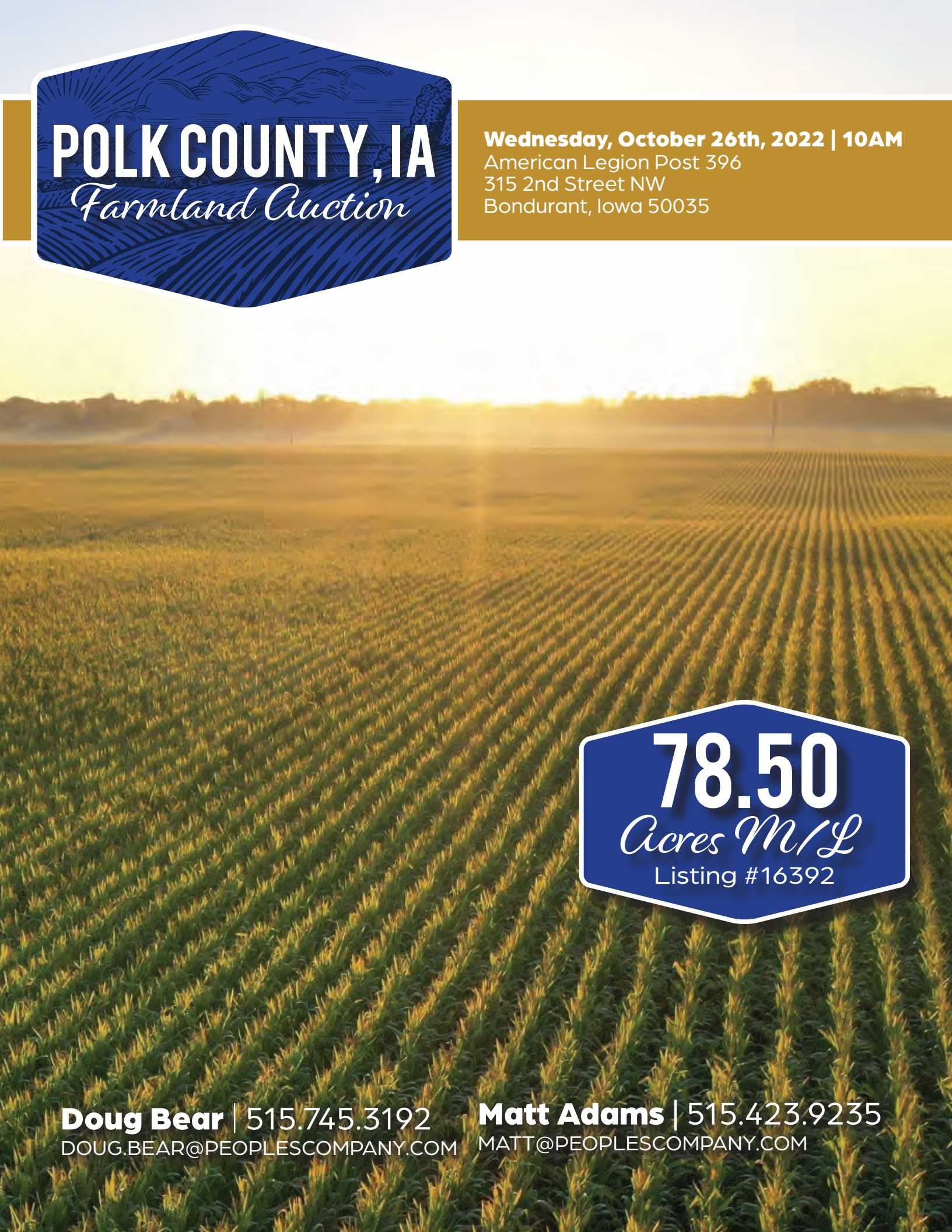


POLK COUNTY, IA

Farmland Auction

Wednesday, October 26th, 2022 | 10AM

American Legion Post 396
315 2nd Street NW
Bondurant, Iowa 50035



78.50

Acres M/L

Listing #16392

Doug Bear | 515.745.3192
DOUG.BEAR@PEOPLES COMPANY.COM

Matt Adams | 515.423.9235
MATT@PEOPLES COMPANY.COM



**86.1
CSR2**

NE 72ND STREET

POLK COUNTY, IA
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315 2nd Street NW
Bondurant, Iowa 50035

Polk County, Iowa Land Auction – Mark your calendar for Wednesday, October 26th, 2022 at 10:00 AM! Peoples Company is pleased to be representing the Korn family in the sale of 78.50 taxable acres m/I located directly north of Bondurant, Iowa in northeast Polk County, Iowa. Conveniently located within the growing Des Moines Metro area, farmland of this caliber and location does not come to open market very often. This high-quality farmland tract would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment as eastern Polk County continually develops.

From 2017 to present, there have been over 750 single-family and townhome building permits issued within Bondurant, Iowa, and over \$360 million from 38 commercial and industrial permits over the last five years. Currently, there is a 4" water line located on the east side of NE 72nd Street available through Des Moines Water Works.

Located along the west side of paved NE 72nd Street, this nearly 100% tillable tract includes 78 FSA cropland acres carrying

a CSR2 of 86.1 with the primary soil types of Canisteo clay loam and Clarion loam. The farmland acres are designated as NHEL (Non-Highly Erodible Land). The farm is available for the 2023 cropping season and has been operated by a long-term reputable local farm tenant for over 40 years.

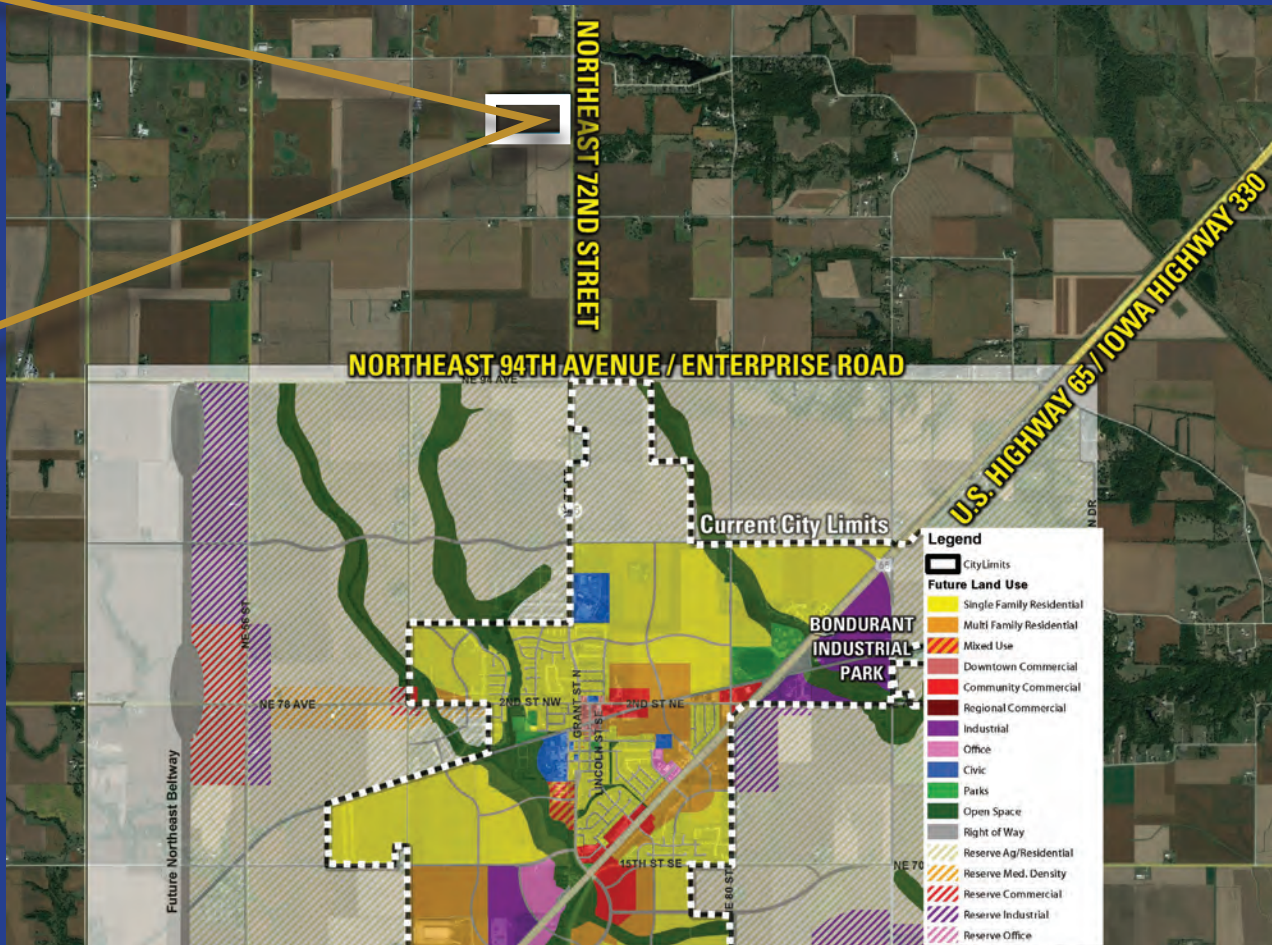
Two drainage tile intakes have been located on the eastern portion of the farm, but no tile maps have been made available. There are several grain marketing options located nearby including, but not limited to, cooperatives in Bondurant, Mitchellville, and Mingo, Iowa along with a nearby ethanol plant.

The single tract will be offered on a price per acre basis via Public Auction and will take place on October 26th, 2022 at 10:00 AM at the American Legion Post 396, 315 2nd Street NW, Bondurant, Iowa 50035. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available. This property is located one and one-half miles north of Bondurant, Iowa in the northeast quarter of Section 12 in Douglas Township, Polk County, Iowa. Don't miss out on this tremendous opportunity to own Iowa farmland!

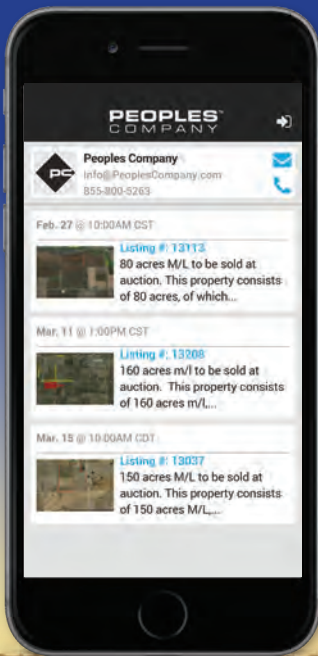
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CITY OF BONDURANT, IOWA



GROSS TAXES: \$2,876



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.



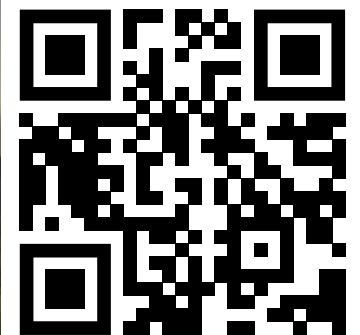


TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent	Legend	CSR2
L507	Canisteo clay loam	47.11	60.4%		87
L138B	Clarion loam	23.51	30.1%		88
6	Okoboji silty clay loam	2.73	3.5%		59
L95	Harps clay loam	2.31	3.0%		75
L55	Nicollet loam	2.18	2.8%		91

WEIGHTED AVERAGE 86.1

**SCAN FOR
MORE INFO**



AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The tract will be offered via Public Auction and will take place at 10:00 AM at the American Legion Post 396, 315 2nd Street NW, Bondurant, Iowa 50035. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 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 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 2nd, 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: The farmland will be open for the 2023 farming season.

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.

Seller: Randy and Rita Korn



12119 Stratford Drive
Suite B
Clive, IA 50325
Listing #16392
PeoplesCompany.com

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78.50
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Bondurant, Iowa 50035

DIRECTIONS

From Bondurant, Iowa: Travel north out of town on NE 72nd Street for approximately 2.75 miles. The farm will be on the west side of NE 72nd Street and look for the Peoples Company sign.

