

LISTING #16405

PEOPLES COMPANY.COM

DARAN BECKER | 515.979.3498

DARAN@PEOPLES COMPANY.COM

DECATUR COUNTY, IA



KYNER FARMS LLC

UPCOMING LAND AUCTION



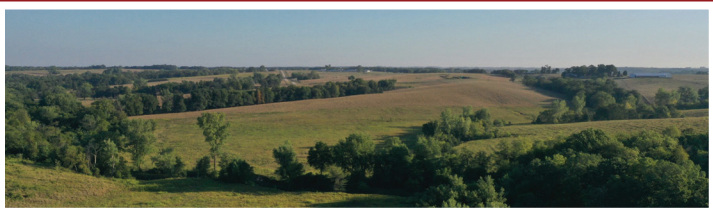
ABOUT THE LAND

Peoples Company is pleased to present 171 acres m/l of prime Decatur County, Iowa recreational ground located in one of the best deer management areas in the country. This area is known and managed for world-class whitetails but if you also like to hunt pheasant, quail, and turkey, this farm has them all. Tall grass, CRP, and thick wooded draws create the perfect mixture of bedding areas and cover for wildlife. With road access from both the east and west sides of the farm, there are multiple entry points. In addition to the outdoor benefits, there is \$12,124 in annual CRP income. Additionally, the pasture has been rented at a rate of \$3,250 last year and 12.36 acres of tillable ground that is not currently being farmed could be put back in CRP for additional income or made into a large food plot. Rural water is installed with two waterers on the west side of the farm and is at the road on the east side. Electric is at the road on both sides of the farm. Don't miss your chance to purchase this outstanding tract with recreational, income-producing, and your dream building site opportunity on November 2nd, 2022. The auction will take place at 10 am at the Van Wert Community Center. If you have questions please feel free to reach out to the listing agent. The full 2023 CRP payment will go to the buyers. Possession of farm for hunting purposes to be given to high bidder after proof of insurance is provided.



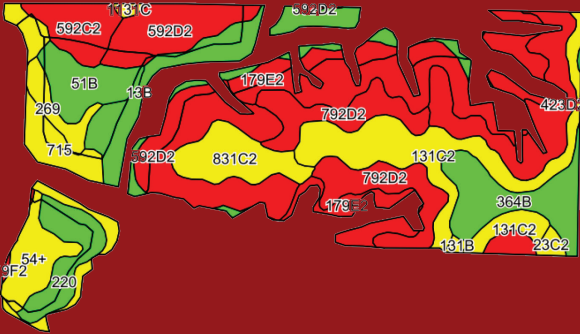
DIRECTIONS

From Osceola, IA head south on Interstate 35. in 3.5 miles take exit 29 onto CR-H45. After 4.5 miles turn left heading south onto Lacelle Rd. In one mile turn right heading west on Doyle St. After 1.8 miles take a slight left onto 160th Ave. In 1 mile keep right onto 158th Ave after 2.6 miles the farm will be on the right-hand side.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2
592D2	Mystic clay loam	10.52	14.3%		10
179E2	Gara clay loam	10.22	13.9%		23
131C2	Pershing silty clay loam	8.45	11.5%		62
792D2	Armstrong clay loam	6.57	8.9%		7
13B	OlmitzZookVesser complex	6.44	8.7%		76
423D2	Bucknell clay loam	5.22	7.1%		8
364B	Grundy silty clay loam	4.64	6.3%		72
715	NodawayLawsonKlum complex	3.97	5.4%		68
831C2	Pershing silty clay loam	3.51	4.8%		64
51B	Vesser silt loam	2.99	4.1%		75
220	Nodaway silt loam	2.92	4.0%		77
54+	Zook silt loam	2.63	3.6%		68
592C2	Mystic clay loam	2.61	3.5%		31
269	Humeston silt loam	1.35	1.8%		70



Weighted Average: 42.8



For more information visit PeoplesCompany.com | Listing #16405
DARAN BECKER | 515.979.3498 | DARAN@PEOPLES COMPANY.COM





12119 Stratford Drive
Clive, IA 50325
PeoplesCompany.com
Listing #16405



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.



SCAN ME



Seller: Kyner Farms LLC

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

Auction Method: Farm will be offered in one tract. All bids will be on a price per acre amount.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Farm Program Information: Farm Program Information is provided by the Clarke/Decatur 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 Clarke/Decatur 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 Settle Up Iowa Trust Account.

Closing: Closing will occur on or about December 16th, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the farm will be given at closing. Early possession may be granted to the high bidder for hunting purposes. The high bidder must provide liability insurance before early possession can be granted.

Farm Lease: The farm is open for 2023

Contract & Title: Immediately upon the conclusion of the auction, the high bidder

will enter into a real estate sales contract and deposit 10% earnest money with Settle Up Iowa Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon the Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. The farm will be transferred by Warranty Deed.

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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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.