



480 ACRES M/L
OFFERED IN 3 TRACTS

GUTHRIE COUNTY **FARMLAND AUCTION**

FEBRUARY
8TH, 2023
10:00 AM

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LISTING #16572
PC PEOPLES™
COMPANY
INTEGRATED LAND SOLUTIONS

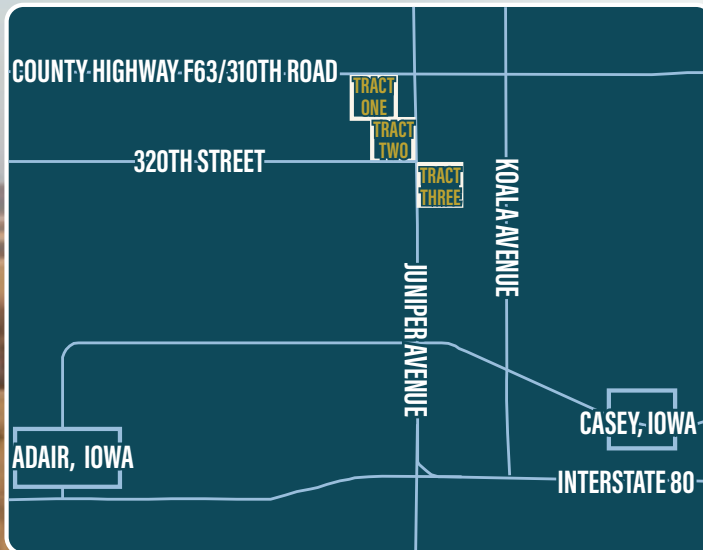
GUTHRIE COUNTY FARMLAND AUCTION

Casey Community Center | 104 W. Sherman Street | Casey, Iowa 50048

LISTING #16572
480 ACRES M/L
OFFERED IN 3 TRACTS

- Tract 1:** 160 Acres M/L with 141.44 FSA tillable acres carrying a CSR2 of 59.3.
Tract 2: 160 Acres M/L with 71.46 FSA tillable acres carrying a CSR2 of 51.5 with a 1,386 sq. ft., two-story home consisting of 3 bedrooms and 1 bathroom, built in 1916. Locally known as 3191 Juniper Avenue, Casey, Iowa 50048
Tract 3: 160 Acres M/L with 81.61 FSA tillable acres carrying a CSR2 of 54.9 with a 1,224 sq. ft., 1 1/2 story home. Locally known as 3210 Juniper Avenue, Casey, Iowa 50048. Shown by Appointment Only. To schedule a viewing, please contact Listing Agents for additional information.

The three tracts will be offered via Public Auction and will take place at 10:00 AM on Wednesday, February 8th, 2023 at the Casey Community Center, 104 W. Sherman Street, Casey, Iowa 50048. The farmland tracts will be sold as three individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one, two, or all three tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can be viewed through a Virtual Online Auction option and online bidding will be available.



DIRECTIONS

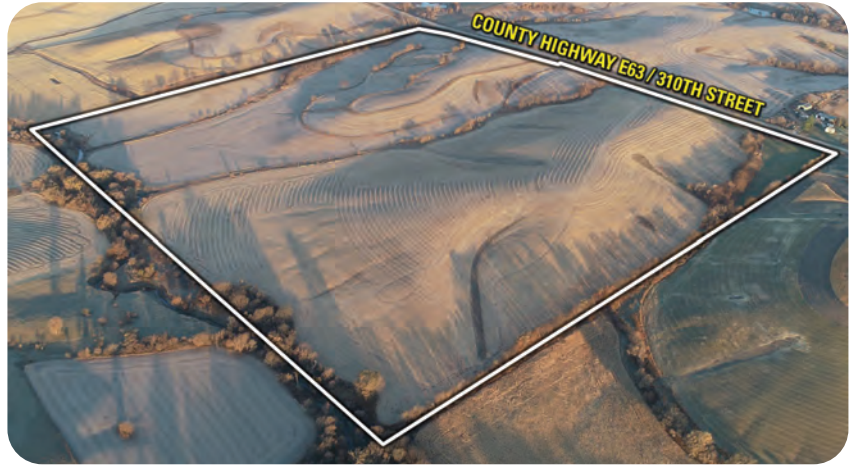
From Casey, Iowa: Travel west of town on County Highway 925, turn right onto N72 / Juniper Avenue. Continue on Juniper Avenue and the tract will be on the east and west side of the county highway. Look for the Peoples Company signs.

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TRACT ONE

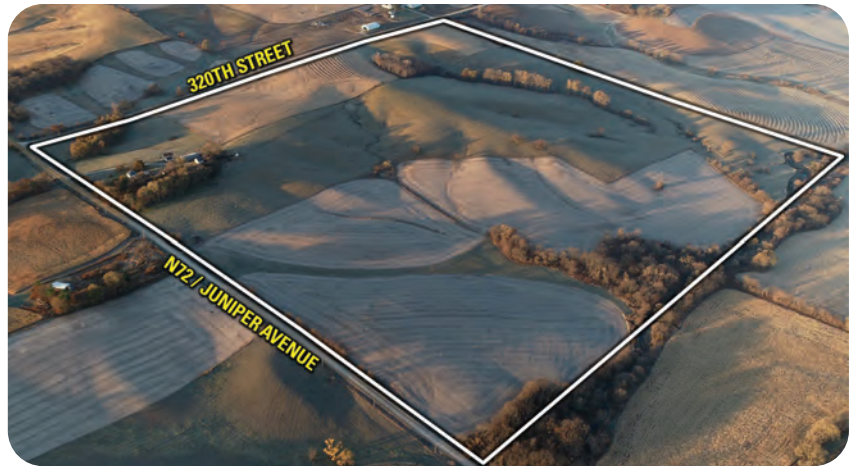
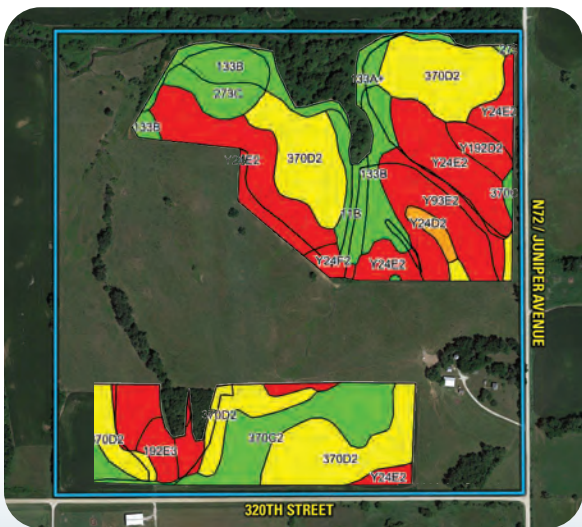
160 ACRES M/L



TRACT 1 consists of 160 acres m/l with 141.44 FSA tillable acres carrying a CSR2 of 59.3. Currently, there are 136.97 acres being farmed. The primary soil types include Sharpsburg silty clay loam, Shelby-Adair clay loam, and Shelby clay loam. Farm located in Section 18 of Thompson Township, Guthrie County, Iowa.

TRACT TWO

160 ACRES M/L

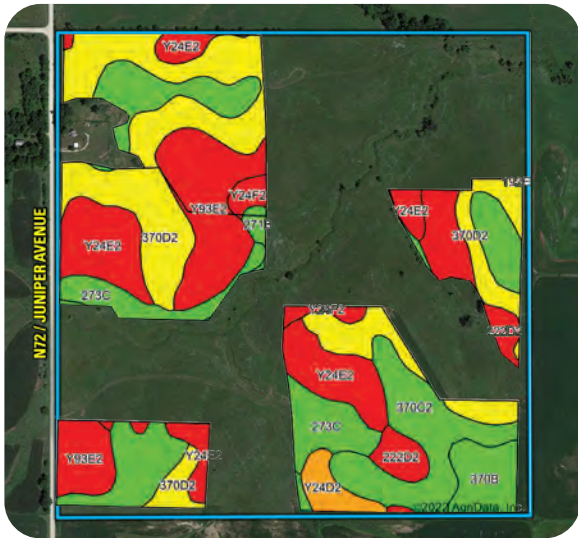
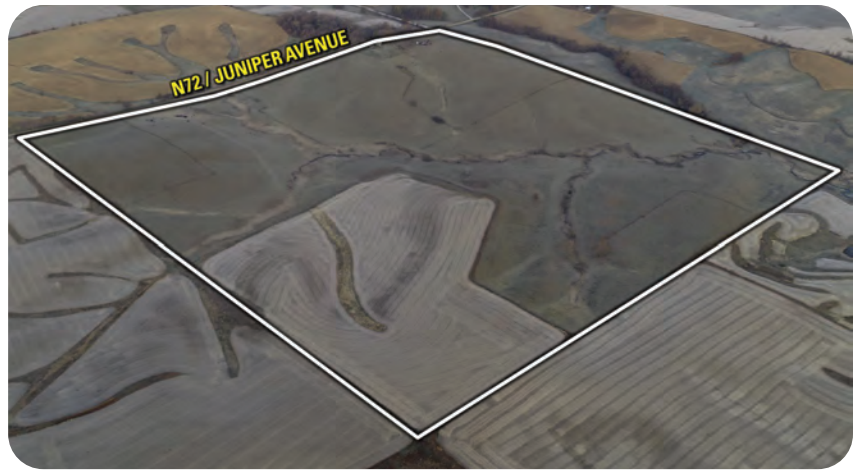


TRACT 2 consists of 160 acres m/l with 71.46 FSA tillable acres carrying a CSR2 of 51.5. In addition, this tract contains a single family, two-story, 1,386 sq. ft, 3 bedroom, and 1 bathroom home, built in 1916. The house is known locally as 3191 Juniper Avenue, Casey, Iowa 50048, and is located on the west side of County Highway N72 in Section 18 of Thompson Township.

*The House and Buildings are being sold on an "as is, where is" basis. The house is served by a private sewage disposal system located on the property and any and all septic system inspections, repairs, replacement or removal of the current system will be at the sole cost and responsibility of the Buyer.

TRACT THREE

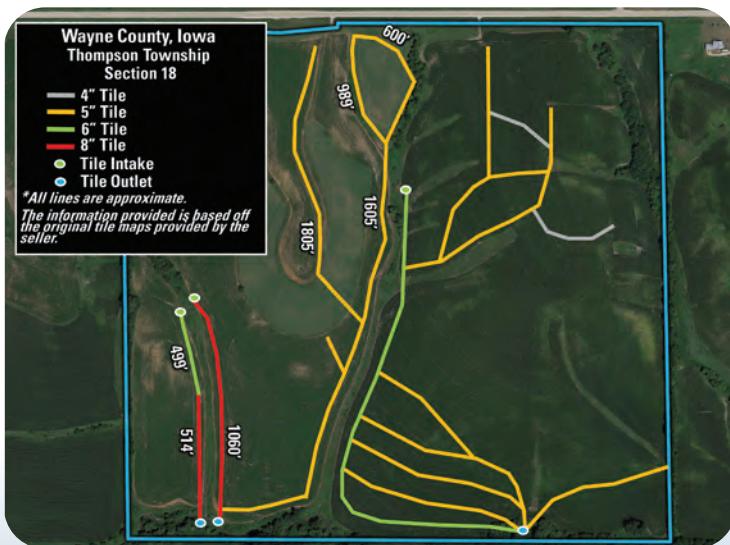
160 ACRES M/L



TRACT 3 consists of 160 acres m/l with 81.61 FSA tillable acres carrying a CSR2 of 54.9. Currently, there are 24.56 acres being farmed. The primary soil types include Sharpsburg silty clay loam, Shelby clay loam, and Shelby-Adair clay loam. In addition, this tract contains a single family, 1 1/2 story, 1,224 sq. ft. home, built in 1939. The house is known locally as 3210 Juniper Avenue, Casey, Iowa 50048, and is located on the east side of N72 / Juniper Avenue in Section 20 of Thompson Township.

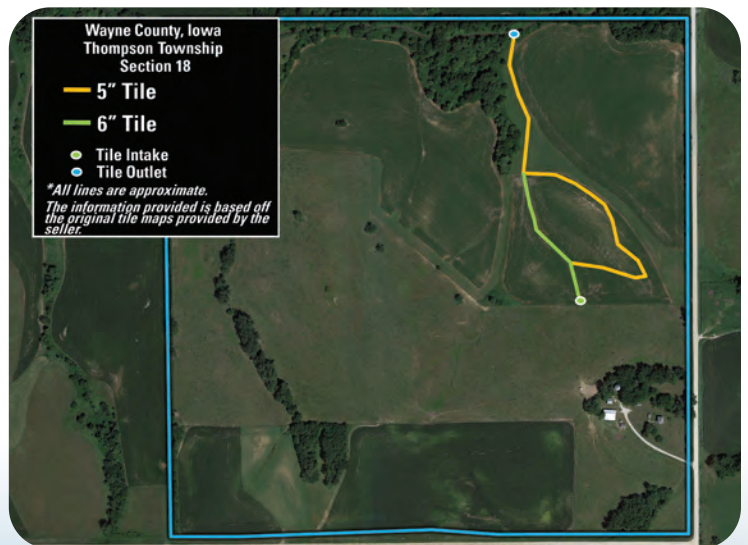
*The House and Buildings are being sold on an "as is, where is" basis. The house is served by a private sewage disposal system located on the property and any and all septic system inspections, repairs, replacement or removal of the current system will be at the sole cost and responsibility of the Buyer.

TRACT 1 TILE MAP



*All lines are approximate

TRACT 2 TILE MAP



*All lines are approximate

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 three tracts will be offered via Public Auction and will take place at 10:00 AM at the Casey Community Center. The three farmland tracts (Tracts 1-3) 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, one, two, or all three tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all three farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 160 Acres M/L

Tract 2: 160 Acres M/L

Tract 3: 160 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 Guthrie 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 Guthrie 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, March 24th, 2023. 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.

Farm Lease: The farming rights are available for the 2023 cropping 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.

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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16572



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

GUTHRIE COUNTY FARMLAND AUCTION

**480 ACRES M/L
OFFERED IN 3 TRACTS**

Mark your calendar for Wednesday, February 8th, 2023! Peoples Company is pleased to represent the Williams Family Trust in the sale of 480 total acres m/l of southern Guthrie County, Iowa farmland. Located northwest of Casey, Iowa, and only three miles from the Guthrie/Adair county line, these three tracts offer a combination of highly tillable and pasture acres suitable for any farming operation.

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