



Wayne County

FARMLAND AUCTION



PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LISTING #16533

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

PEOPLES COMPANY is pleased to represent the John R. Knolke Revocable Trust in the sale of 264.01 total acres m/l located immediately northwest of Millerton, Iowa.



**10 AM at Wayne County
Fair Event Center
800 2nd Avenue
Corydon, Iowa 50060**

MATT ADAMS 515.423.9235
Matt@PeoplesCompany.com

DARAN BECKER 515.979.3498
Daran@PeoplesCompany.com



264.01 ACRES M/L OFFERED IN 3 TRACTS

Tract #1: 104.01 Acres M/L, 103.23 FSA tillable acres, CSR2 61.5.

Tract #2: 76 Acres M/L, estimated 67.21 FSA tillable acres, CSR2 46.2.

Tract #3: 84 Acres M/L, estimated 63.26 FSA tillable acres, CSR2 53.9 with a 48' x 72' (3,456 sq. ft.) machine shed.



AUCTION INFO

DATE:

February 3rd, 2023 | 10 AM

LOCATION:

Wayne County Fair
Event Center
800 2nd Avenue
Corydon, Iowa 50060



CONTACT

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TRACT 1



TRACT 2



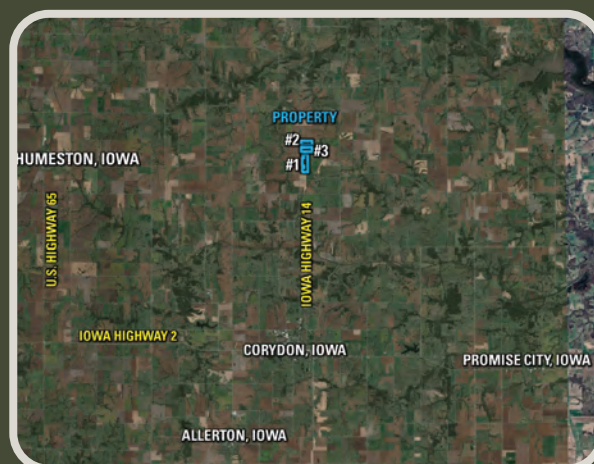
TRACT 3



DIRECTIONS

From Chariton, Iowa: Travel south out of town on Iowa Highway 14 for approximately 11 miles. The three tracts will be located southeast of the intersection at Iowa Highway 14 and Uniform Street along the east side of the paved highway. Look for the Peoples Company signs.

From Corydon, Iowa: Travel north out of town on Iowa Highway 14 for approximately 6.50 miles. The three tracts will be located north of the intersection at Iowa Highway 14 and County Highway J22 along the east side of the paved highway. Look for the Peoples Company signs.





Wayne County

FARMLAND AUCTION



This contiguous farm, located along the east side of paved Iowa Highway 14 and south of Uniform Street, will be offered in three tracts. These tracts offer a range of high quality tillable ground, hard-to-find pasture, and multiple building site locations combined with prime recreational opportunities for outdoor enthusiasts.

Tract #1: 104.01 Acres M/L, 103.23 FSA tillable acres, CSR2 61.5.

Tract #2: 76 Acres M/L, estimated 67.21 FSA tillable acres, CSR2 46.2.

Tract #3: 84 Acres M/L, estimated 63.26 FSA tillable acres, CSR2 53.9 with a 48' x 72' (3,456 sq. ft.) machine shed. Utilities include an available 2" rural water line running along the east side of Iowa Highway 14 through the Rathbun Rural Water Association and electricity through Alliant/Interstate Power and Light along the west side of Iowa Highway 14 and the south side of Uniform Street. Tract #3 includes a 48' x 72' machine shed with a current rural water pit permitted for livestock use. The buyer should verify both

the electric and rural water availability before bidding at the auction. The farm acres are subject to change based on the final survey. No additional surveying or staking will be provided by the Seller.

The farm lies within the east half of Section 18 and the northeast quarter of Section 19 of Union Township in Wayne County, Iowa. The tracts will be sold as three individual parcels using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take any order, one, two, or all of the tracts for their high bid. "Buyer's Choice" auctioning will continue until all three 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 also be viewed through the Virtual Online Auction option, where online bidding will be available. Here is a rare opportunity to purchase contiguous tracts of Southern Iowa farmland, pasture, and recreational land within a short drive from Corydon, Chariton, or Knoxville!



104.01
ACRES M/L

Tract #1 consists of 104.01 acres m/l with 103.23 FSA cropland acres carrying a CSR2 soil rating of 61.5. The primary soil types include Edina silt loam, Grundy silty clay loam, and Arispe silty clay loam. This highly tillable tract has gently rolling southern Iowa slopes that naturally navigate water off of the property.

There is a driveway entrance into the farm off of Iowa Highway 14 located on the southwest corner of the property. According to the Iowa Department of Transportation, this is a shared driveway from a previously vacated road directly across from Terrace Road along the southern property boundary. Prior to closing, the road signs will be moved to allow more direct access into the farm (please contact Listing Agents for additional details). Available utilities include a 2" rural water line running along the east side of Iowa Highway 14 through the Rathbun Rural Water Association. The farm lies within Sections 18 and 19 of Union Township in north central Wayne County, Iowa.

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
231	Edina silt loam	44.33	42.9%		59
364B	Grundy silty clay loam	29.82	28.9%		72
23C2	Arispe silty clay loam	21.20	20.5%		62
222C2	Clarinda silty clay loam	6.45	6.2%		28
23C	Arispe silty clay loam	1.04	1.0%		66
13B	ZookOlmitzVesser complex	0.24	0.2%		68
222C	Clarinda silty clay loam	0.15	0.1%		31

Weighted Avg 61.5



Tract TWO

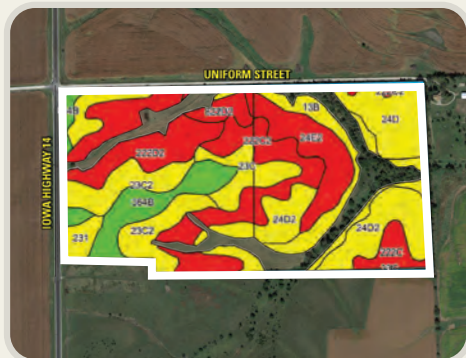
76
ACRES M/L

Tract #2 consists of 76 acres m/l with an estimated 67.21 FSA tillable acres with a CSR2 of 46.2. The primary soil types include Shelby clay loam, Arispe silty clay loam, and Clarinda silty clay loam. The tillable acres are currently used as both row crop and grass hay production. The current conservation plan would allow for a no-till corn and soybean rotation for the tillable acres. These acres would make for a great addition to your farming operation and a possible building site location with plenty of outdoor recreational opportunities.

In addition, there are two driveway entrances into the farm on Uniform Street. Available utilities include a 2" rural water line running along the east side of Iowa Highway 14 through the Rathbun Rural Water Association with electricity available through Alliant/Interstate Power and Light along the west side of Iowa Highway 14 and south side of Uniform Street.

The acres for Tracts #2 and #3 are subject to change based on the final survey. No additional surveying or staking will be provided by the Seller. The farm lies within the east half of Section 18 of Union Township in north central Wayne County, Iowa.

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
24D2	Shelby clay loam	9.58	14.3%		51
23C2	Arispe silty clay loam	9.18	13.7%		62
222C2	Clarinda silty clay loam	8.94	13.3%		28
222D2	Clarinda silty clay loam	8.46	12.6%		8
364B	Grundy silty clay loam	6.31	9.4%		72
13B	ZookOlmitzVesser complex	5.69	8.5%		68
24E2	Shelby clay loam	5.65	8.4%		40
24D	Shelby loam	5.20	7.7%		55
23C	Arispe silty clay loam	3.25	4.8%		66
222C	Clarinda silty clay loam	1.98	2.9%		31
822D2	Lamoni silty clay loam	1.54	2.3%		10
231	Edina silt loam	1.43	2.1%		59
Weighted Avg					46.2

Tract THREE

84
ACRES M/L

Tract #3 consists of 84 acres m/l with an estimated 63.26 FSA tillable acres with a CSR2 of 53.9. The primary soil types include Arispe silty clay loam, Clarinda silty clay loam, and Grundy silty clay loam. Currently, there are 22.40 acres being farmed for row crop production with a CSR2 rating of 60.8. The balance is comprised of cool-season grass pasture with barbed-wire perimeter fencing.

This tract includes a 48' x 72' (3,456 sq. ft.) machine shed located on the northwest corner of the farm with a driveway entrance into the farm off Iowa Highway 14. There is a Rathbun Rural Water Association water pit is currently installed southwest of the machine shed and is permitted for livestock use. This tract provides a great building site location with the opportunity to raise livestock and/or row crops with recreational opportunities for whitetail deer and upland game birds.

The acres for Tracts #2 and #3 are subject to change based on the final survey. No additional fences, surveying or staking will be provided by the Seller. All real property and/or debris will become the responsibility of the Buyer at closing, unless negotiated. The farm lies within the east half of Section 18 of Union Township in north central Wayne County, Iowa.

TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
23C2	Arispe silty clay loam	15.20	24.0%		62
222C2	Clarinda silty clay loam	14.73	23.3%		28
364B	Grundy silty clay loam	9.47	15.0%		72
23C	Arispe silty clay loam	7.04	11.1%		66
231	Edina silt loam	5.28	8.3%		59
24D2	Shelby clay loam	5.26	8.3%		51
124D	Shelby loam	2.80	4.4%		55
222C	Clarinda silty clay loam	1.75	2.8%		31
13B	ZookOlmitzVesser complex	1.73	2.7%		68
Weighted Avg					53.9



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: All tracts 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 three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 104.01 Acres M/L

Tract 2: 76 Acres M/L

Tract 3: 84 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 Wayne 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 Wayne 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 17th, 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, Subject to Tenant's Rights.

Farm Lease: The farm is 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.

Surveys: A survey will be completed by the Seller. The farmland acres are subject to change after the survey has been completed, but prior to the auction. No additional surveying or staking will be provided by the Seller.

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 #16533



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



Wayne County

FARMLAND AUCTION



264.01 ACRES M/L | OFFERED IN 3 TRACTS
WAYNE COUNTY FAIR EVENT CENTER | 800 2ND AVENUE | CORYDON, IOWA 50060

