

LISTING #17168

Boone County, Iowa

131.06

ACRES M/L

FARMLAND AUCTION

OFFERED AS THREE INDIVIDUAL TRACTS THROUGH BUYER'S CHOICE



Auction Location:
CENTRAL IOWA EXPO
1827 217TH ROAD
BOONE, IA 50036



**Auction Date
and Time:**
FRIDAY, NOVEMBER 17, 2023
AT 10:00 AM



PEOPLES[™]
COMPANY
INTEGRATED LAND SOLUTIONS

MATT ADAMS | 515.423.9235
MATT@PEOPLES COMPANY.COM
IA LIC S59699000

Boone County, Iowa Farmland Auction – Mark your calendar for Friday, November 17th, 2023!

Peoples Company is pleased to represent The Estate of Sharon Thompson in the sale of 131.06 total acres m/l of prime Boone County, Iowa farmland. The family ownership of this farmland began in 1913 when the Thompson Family purchased this farm shortly after their arrival to the United States. Sharon and her husband Dick were co-founders of the Practical Farmers of Iowa, which has helped farmers all across Iowa grow their Agricultural knowledge and become more sustainable. These farmland tracts were one of the key components in starting P.F.I. where Sharon and Dick were true stewards of the land, sharing their knowledge with all.

The farmland is located immediately east of Boone, Iowa with frontage on paved County Highway E26 / 190th Street and in Sections 17 & 21 of Jackson Township. Of the 131.06 total acres m/l, there are 121.92 FSA cropland acres with an average CSR2 soil rating of 84.4. The farmland will be sold as three individual tracts using the “Buyer’s Choice” Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid.

Tract 1: 39.90 Gross Acres M/L with 36.59 tillable acres carrying a CSR2 of 88.6.

Tract 2: 51.40 Gross Acres M/L with 49.79 tillable acres carrying a CSR2 of 85.7.

Tract 3: 39.76 Gross Acres M/L with 35.54 tillable acres carrying a CSR2 of 81.9.

AUCTION DETAILS

Boone County, Iowa Land Auction 131.06 Gross Acres M/L Friday, November 17, 2023 at 10:00 AM

Seller: The Estate of Sharon Thompson, Roger Thompson, Executor

Representing Attorney: Jordan & Mahoney Law Firm PC – Michael Mahoney in Boone, Iowa

Auction Location:

Central Iowa Expo
1827 217th Road
Boone, IA 50036

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 tracts will be offered via Public Auction and will take place at 10:00 AM at Central Iowa Expo in Boone, Iowa. The farmland tracts 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 Boone 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 Boone 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 Monday, January 1st, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfers.

Possession: Possession of the land will be given At Closing, Subject to Tenant’s Rights.

Farm Lease: The farm lease has been terminated and is open for the 2024 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.

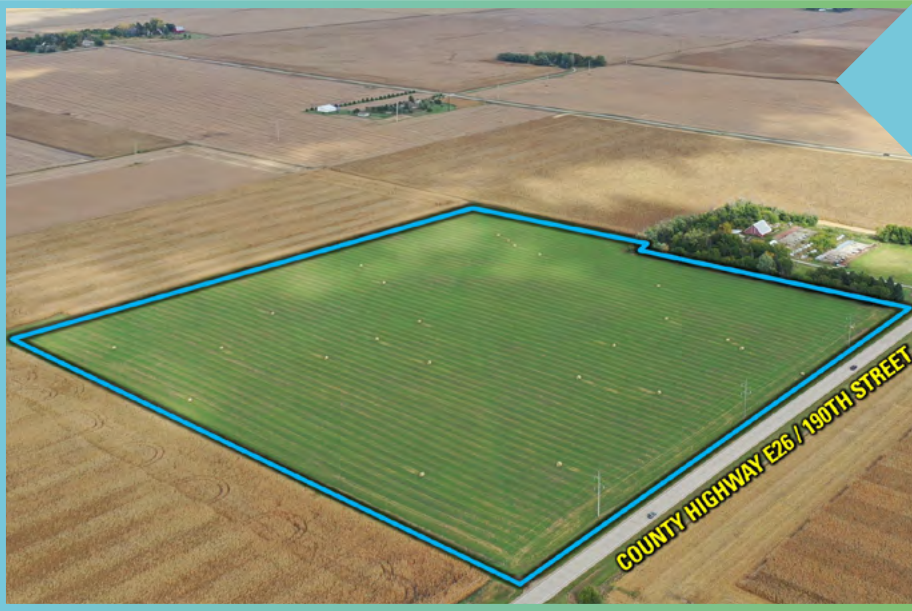
Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Surveys: 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 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.

TRACT 1



39.90 Acres M/L

36.59 tillable acres

88.60 CSR2 Rating

Net Taxes: \$1,086.00

Tract 1 consists of 39.90 acres m/l with 36.59 FSA cropland acres and a CSR2 value of 88.6, consisting of top-producing soil types of Webster clay loam, Clarion Loam, and Nicollet loam. The farmland tract is located along 190th Street / County Highway E26, just west of where County Highway E26 / 190th Street & U Avenue intersect, making it easily accessible from the south side of the farm, located on pavement.

Tract 1 is located within Drainage District 159. A 4" tile line runs along the southern portion of the farm, outletting water into an open ditch in section 20. Contact the Listing Agent for more details.

This highly tillable farmland tract is located within the southeast quarter of Section 17 in Jackson Township, Boone County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L107	Webster Clay loam	16.28	44.5%		88
L13BB	Clarion loam	12.44	34.0%		88
L55	Nicollet loam	7.87	21.5%		91
Weighted Average					88.6

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TRACT 2



51.40 Acres M/L

49.79 tillable acres

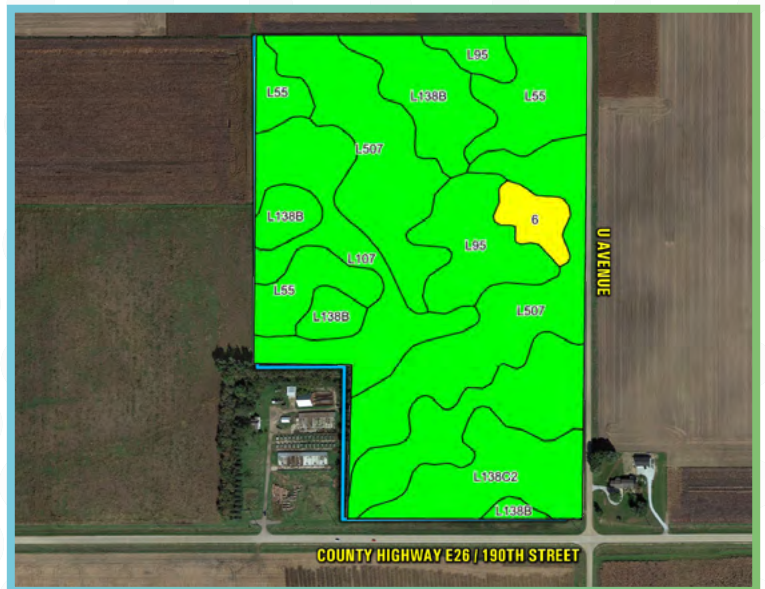
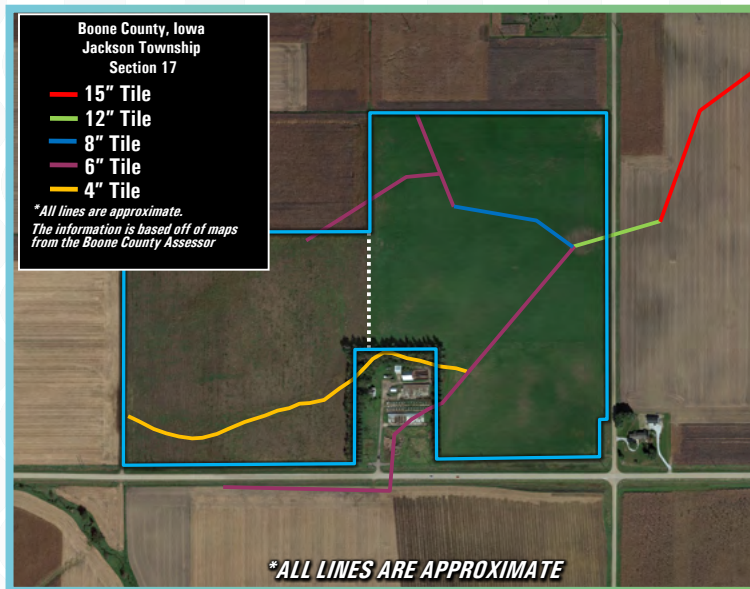
85.70 CSR2 Rating

Net Taxes: \$1,336.00

Tract 2 consists of 51.40 acres m/l with 49.79 FSA cropland acres and a CSR2 value of 85.7, consisting of top-producing soil types of Webster clay loam, Canisteo clay loam, and Nicollet loam. The farmland tract is located on the northwest corner where County Highway E26 / 190th Street & U Avenue intersect, making it easily accessible from the east side of the farm.

Tract 2 is located within Drainage District 159. Tile lines consisting of 4", 6", 8", and 12" run throughout the farm, outletting water south into an open ditch in section 20. Contact the Listing Agent for more details.

This highly tillable farmland tract is located within the southeast quarter of Section 17 in Jackson Township, Boone County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L507	Canisteo clay loam	14.47	29.1%		87
L107	Webster clay loam	11.84	23.8%		88
L55	Nicollet loam	6.90	13.9%		91
L138B	Clarion loam	5.84	11.7%		88
L95	Harps clay loam	4.77	9.6%		75
L138C2	Clarion loam	4.68	9.4%		83
6	Okoboji	1.29	2.6%		59
Weighted Average 85.7					



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CENTRAL IOWA EXPO
1827 217TH ROAD
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TRACT 3



39.76 Acres M/L

35.54 tillable acres

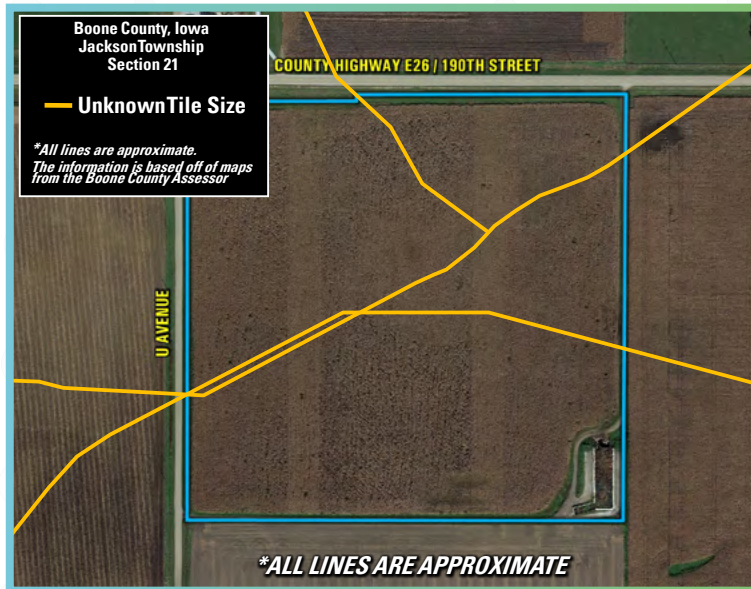
81.90 CSR2 Rating

Net Taxes: \$1,010.00

Tract 3 consists of 39.76 acres m/l with 35.54 FSA cropland acres and a CSR2 value of 81.9, consisting of top-producing soil types of Nicollet clay loam, Canisteo clay loam, and Webster clay loam. The farmland tract is located on the southeast corner where County Highway E26 / 190th Street & U Avenue intersect, making it easily accessible from both the north and west sides of the farm. Located on the property is a 130' x 46' Silage Bunker/Trench constructed in 1986.

Tract 3 is located within Drainage District 215. Two tile lines run across the center of the farm, outletting water into an open ditch in section 20. Contact the Listing Agent for more details.

This highly tillable farmland tract is located within the southeast quarter of Section 21 in Jackson Township, Boone County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
L55	Nicollet loam	11.17	31.4%		91
L95	Harps clay loam	7.81	22.0%		75
L107	Webster clay loam	4.92	13.8%		88
90	Okoboji mucky silt loam	3.84	10.8%		56
L138C2	Clarion loam	3.00	8.4%		83
L138C	Clarion loam	2.82	7.9%		84
485B	Spillville	1.98	5.6%		88

Weighted Average 81.9

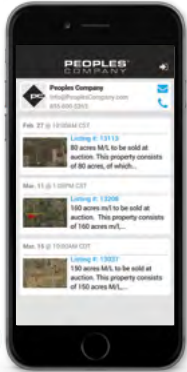


SCAN THE QR CODE WITH
YOUR PHONE CAMERA TO
VIEW THIS LISTING ONLINE!

12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17168



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.

Boone County, Iowa

FARMLAND AUCTION

131.06 GROSS ACRES M/L OFFERED AS THREE INDIVIDUAL TRACTS THROUGH BUYER'S CHOICE



Directions

From Boone, Iowa head north on Marion Street for 1.25 miles until you reach W. 22nd Street. Turn right (east) onto W. 22nd Street and proceed straight for 2.5 miles. Once outside of town, W. 22nd Street transitions into 190th Street / County Highway E26, proceed on this street straight (east) for three miles. Tracts 1 & 2 will be on the north side of the road, just before the intersection of 190th Street / County Highway E26 & U Avenue and Tract 3 will be on the south side of the road, just after the intersection of 190th Street / County Highway E26 & U Avenue. Look for Peoples Company signs.



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