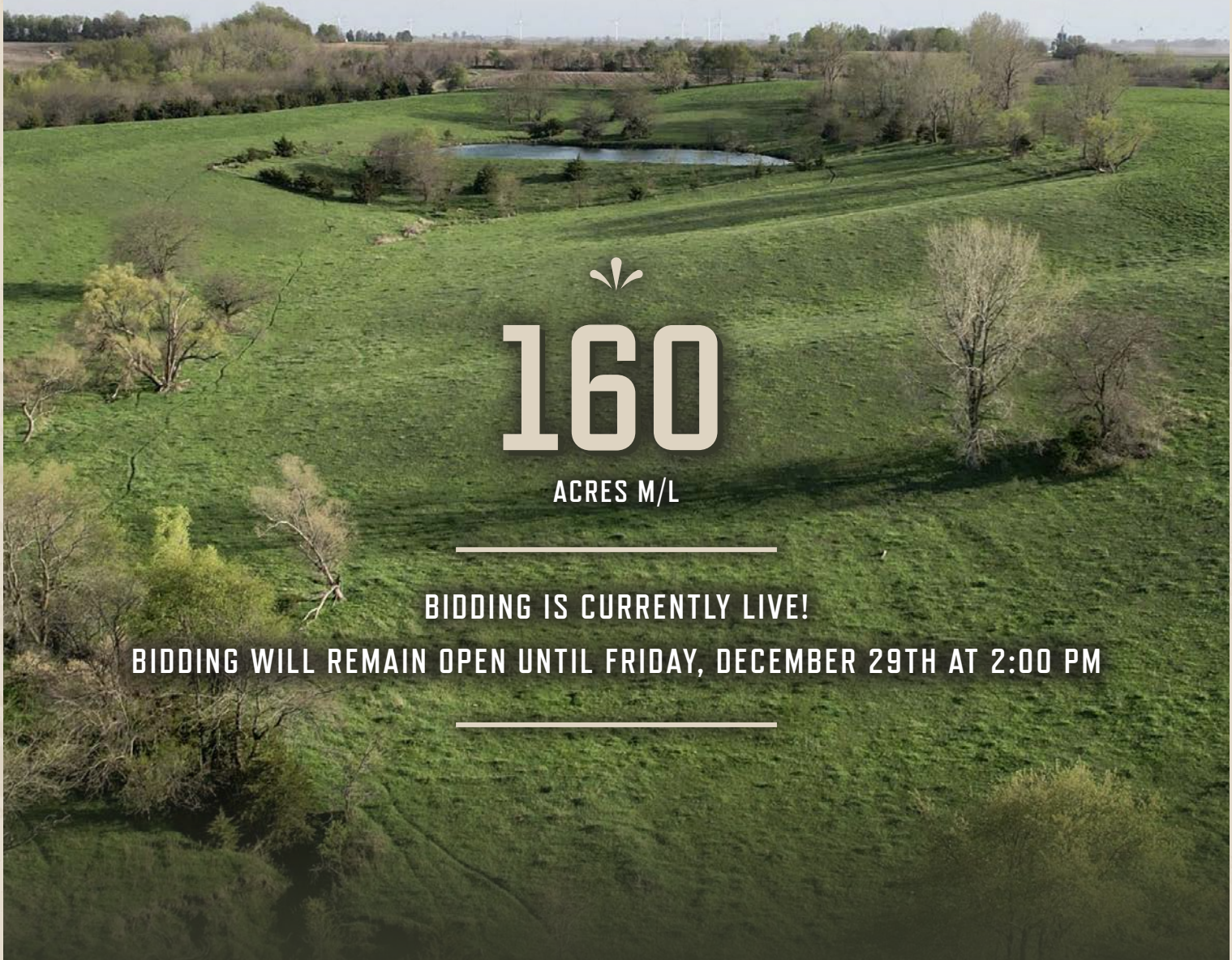


Listing #17263

Absolute ONLINE ONLY AUCTION

ADAMS COUNTY, IOWA



160

ACRES M/L

BIDDING IS CURRENTLY LIVE!

BIDDING WILL REMAIN OPEN UNTIL FRIDAY, DECEMBER 29TH AT 2:00 PM

CONTACT

MATT ADAMS

515.423.9235

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 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Absolute ONLINE ONLY AUCTION

ADAMS COUNTY, IOWA

Absolute, Online Only Adams County, Iowa Farmland Auction! Mark your calendars for Friday, December 29th, 2023 2:00 P.M. CST! Peoples Company is pleased to offer an excellent combination farm near Prescott, Iowa. The property will be sold absolute with no reserve via online-only auction through the Peoples Company Bid Wrangler auction platform. **All bids are to be placed prior to Friday, December 29th, 2023 at 2:00 P.M. CST.**

This offering consists of 160 acres m/l and is made up of a diverse mix of pastureland, hay ground, CRP (Conservation Reserve Program) grasses, timbered draws, a meandering creek, and four ponds. The farm features 104.56 FSA certified cropland acres, of which 46.12 are enrolled into two active CRP contracts with attractive annual payments, totaling \$11,048. These contracts were implemented to enhance native grass cover, upland bird nesting, and brood-rearing habitat as well as provide beneficial habitat for pollinators and many other wildlife species. Proper mid-contract maintenance and care measures have been taken to expand the coverage that the CRP acres offer, giving whitetail deer, turkeys, pheasants, and other game a strong chance to thrive and hold on this tract.

Additional cropland acres on the farm are currently being utilized for pasture and cutting hay. This farm has good interior fencing for working and running livestock with ample water sources throughout. Good crossings, established trails, and entrances to the farm provide excellent access via truck or ATV.

This tract is located in Section 34 of Prescott Township, with access from 210th Street.

Don't miss this opportunity to own a great, mixed-use farm in Adams County, Iowa. Please contact one of the Listing Agents for more information regarding this offering.

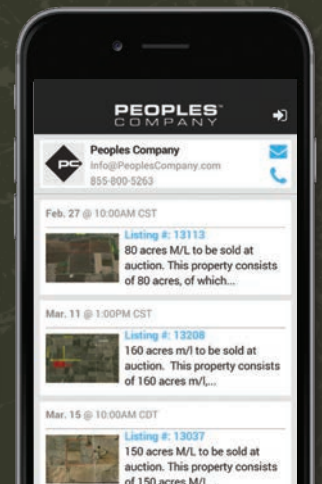
PROPERTY LOCATION

From Prescott, Iowa: Head south out of town on Highway N61 for 1.5 miles. Turn right and head west on 210th Street for 1 mile. The property will be on the south side of 210th Street. Please look for Peoples Company signage.



210TH STREET | PRESCOTT, IA 50859

BID NOW on PeoplesCompany.com
Listing 17263 or 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.





Code	Soil Description	Acres	% of field	Legend	CSR2
Y24E	Shelby loam	29.33	28.1%		41
545B	Zook-Ely-Gullied land complex	25.27	24.2%		64
Y24F	Shelby loam	13.70	13.1%		27
371C2	Sharpsburg-Nira silty clay loam	13.34	12.8%		83
Y93D2	Shelby-Adair clay loams	5.46	5.2%		35
15B	Olmitz-Ely-Zook complex	4.51	4.3%		82
469C2	Lamoni-Clarinda-Shelby complex	4.48	4.3%		44
Weighted Average					51.5



FSA Certified Cropland Acres: 104.56

Total CRP Acres: 46.12

27.27 acres, CP42 paying \$7,881.00 annually (\$289.01/acre) through 2027

18.85 acres, CP38E-25 paying \$3,167.00 annually (\$168.00/acre) through 2026

Net Taxes: \$2,760.00

AUCTION TERMS & CONDITIONS

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS

How to Bid: Open up the Peoples Company auction you are interested in at PeoplesCompany.com. Click on any of the BID NOW icons within that auction. This will take you to our Online Bidding platform. Find the auction you wish to participate in and select it. To participate in that auction click REGISTER TO BID. From there you will need to create a bidder account. Once your bidder account is created, you will be able to actively bid on the property.

Auction Method: The property will be offered as one tract and will sell absolute with no reserve. All bids will be on a price-per-acre basis. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours before the close of the auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Adams 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 Adams County FSA and NRCS offices.

CRP Payment: The 2024 CRP payment will be prorated to the date of closing.

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 Trust Account.

Closing: Closing will occur on or about Wednesday, January 31st, 2024.

The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given at Closing.

Farm Lease: The farm lease will be open for the 2024 cropping season.

Contract & Title: Immediately upon the 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. The sale is not contingent upon Buyer financing.

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

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. Peoples Company and its representatives are agents of the Seller. The 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 Auction Company.

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 investigation of the property before bidding during the auction. The brief legal descriptions in the marketing material should not be used in legal documents. The full legal description will be taken from the Abstract.



12119 STRATFORD DRIVE
CLIVE, IA 50325

PeoplesCompany.com



FOLLOW US!

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