

160
ACRES M/L



CRAWFORD ESTATE

FARMLAND AUCTION



AUCTION DATE
February 15th, 2024



HEARTLAND ACRES
AGRIBITION CENTER
2600 Swan Lake Boulevard
Independence, Iowa 50644



AUCTION TIME
10:00 AM



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CONTACT

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Travis.Smock@PeoplesCompany.com

CARYEL & ANNA MAE CRAWFORD ESTATE FARMLAND AUCTION

Peoples Company is pleased to represent the Crawford Family in their sale of 160 acres m/l located just southwest of Independence in Buchanan County, Iowa! A farmland auction will be held on Thursday, February 15th at 10:00 AM at the Heartland Acres Event Center in Independence, Iowa. The land will be offered in two individual tracts using the Buyer's Choice sale method where the high bidder will be able to choose either or both tracts after the bidding. The farms have been owner-operated and meticulously maintained by the Crawford Family for many years creating a well-tiled farm with good fertility ready to go to work for the new owner.

Tract 1 consists of 80 acres m/l with 75.9 estimated tillable acres carrying a CSR2 of 86.9.

Tract 2 consists of 80 acres m/l with 75.52 estimated FSA Cropland acres carrying a CSR2 of 84.3.

The excellent location just off Highway 20, on the southwestern edge of Independence, is in the heart of a prime land ownership area with ethanol plants, Mississippi River, and Cedar Rapids grain markets all less than an hour away. Interested parties will be able to bid in-person or online using the Peoples Company bidding app. The farm can be found in Section 18 of Sumner Township, Buchanan County, Iowa with road frontage along Henley Avenue, 245th Street, and Illinois Avenue.

AUCTION TERMS & CONDITIONS

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

Auction Method: The two tracts will be offered via Public Auction and will take place at 10:00 AM at Heartland Acres in Independence, Iowa. The two farmland tracts will be sold on a per-acre basis and offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one or two tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both farmland tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction with online bidding available.

Tract 1: 80 Acres M/L

Tract 2: 80 Acres M/L

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

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

TRACT 1 : 80 ACRES M/L

Tract 1 consists of 80 acres m/l with 76.31 estimated tillable acres carrying an average CSR2 of 86.9. The main soil types on this tract are the productive Readlyn silt loam and Kenyon loam. The land has road frontage along Henley Avenue and Illinois Avenue and is located in Section 18 of Sumner Township, Buchanan County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
399	Readlyn silt loam	39.91	52.3%		91
83B	Kenyon loam	12.16	15.9%		90
398	Tripoli clay loam	9.60	12.6%		82
391B	Clyde-Floyd complex	6.00	7.9%		87
84	Clyde clay loam	4.54	5.9%		88
41B	Sparta loamy sand	3.06	4.0%		42
41	Sparta loamy sand	0.61	0.8%		48
198B	Floyd loam	0.43	0.6%		89

Weighted Average 86.9

TRACT 2 : 80 ACRES M/L

Tract 2 consists of 80 acres m/l with approximately 75.52 FSA cropland acres m/l. Of the cropland acres approximately 72.01 are currently in row crop production and 3.51 acres m/l have been mowed for hay. The main soil types on this tract are the productive Clyde-Floyd complex and Readlyn silt loam. The land has road frontage along Henley Avenue, 245th Street, and Illinois Avenue and is located in Section 18 of Sumner Township, Buchanan County, Iowa.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
391B	ClydeFloyd complex	26.96	35.7%		87
399	Readlyn silt loam	18.26	24.2%		91
398	Tripoli clay loam	17.21	22.8%		82
83B	Kenyon loam	7.90	10.5%		90
41	Sparta loamy sand	2.84	3.8%		48
41B	Sparta loamy sand	2.35	3.1%		42

Weighted Average 84.3

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 a check or wire transfer. All funds will be held in the Roberts and Eddy, PC Trust Account.

Closing: Closing will occur on or before Friday, March 29th, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Closing Attorney: Closing will be overseen by the Seller's attorneys, Brian Eddy and Stephanie Sailer at Roberts and Eddy, PC.

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

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Roberts and Eddy, PC 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. All bids will be on a per-acre basis. 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 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 investigation of the property before 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.



2300 Swan Lake Blvd Suite #300,
Independence, IA 50644



PeoplesCompany.com
Listing #17331



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**SCAN FOR
MORE INFO**



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.

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DIRECTIONS

South From Independence, IA: Travel south on Highway 150 for 2.25 miles to 245th Street. Head west on 245th Street for 2.25 miles. The farm will be on the north side of the road.

West From Independence, IA: Travel west on 220th Street for 1 mile to Henley Avenue. Head south on Henley Avenue for 1.7 miles. The farm will be on the east side of the road.

