

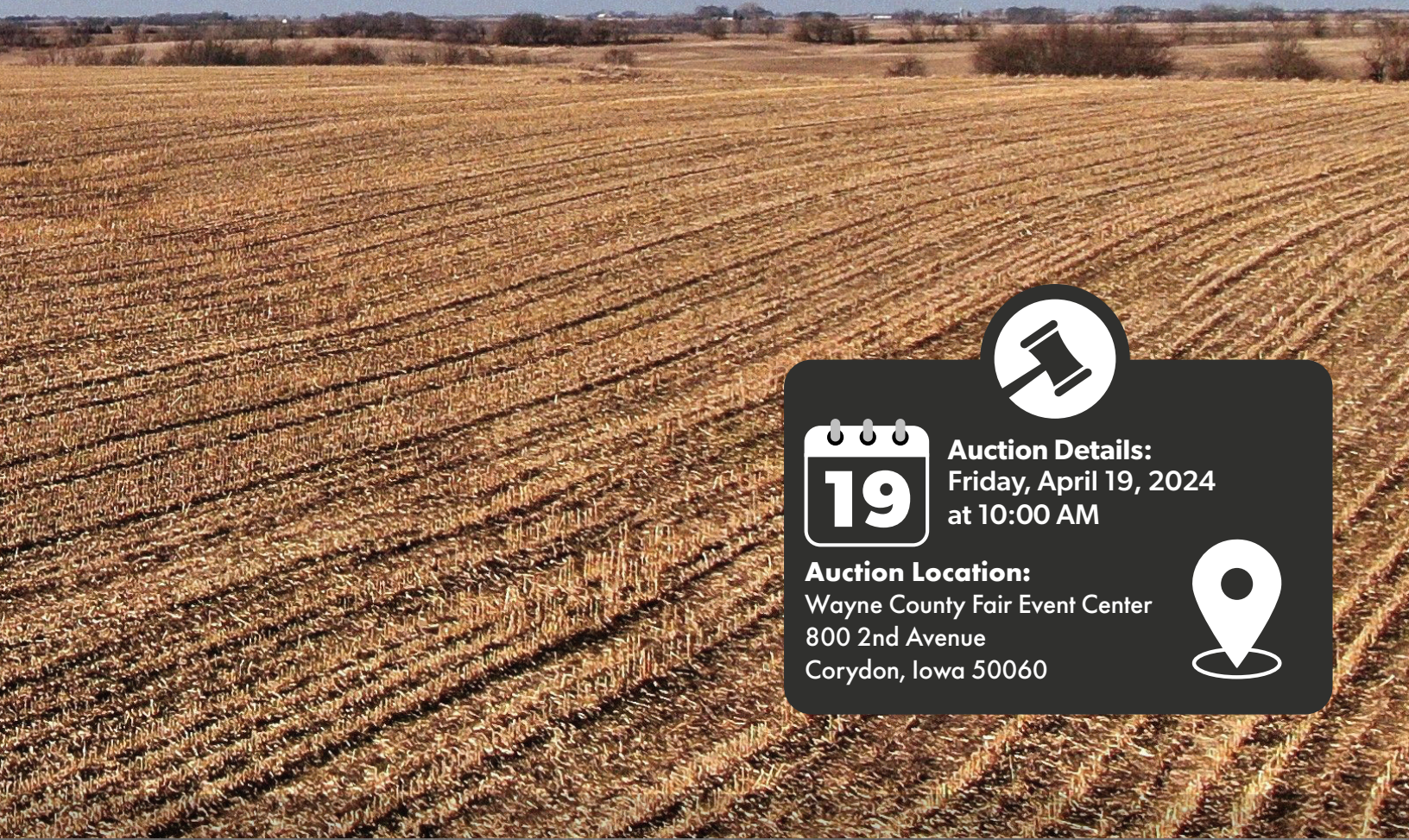
LISTING #17463



FARMLAND AUCTION

WAYNE COUNTY

**160 ACRES M/L WEST OF CORYDON, IA
2024 FARMING RIGHTS AVAILABLE!**



Auction Details:
Friday, April 19, 2024
at 10:00 AM

Auction Location:

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



MIKE NELSON | 641.223.2300
MikeNelson@PeoplesCompany.com
IA LIC B41670000

JARED CHAMBERS, CAI | 641.414.0234
Jared@PeoplesCompany.com
IA LIC S62597000



FARMLAND AUCTION

Mark your calendar for Friday, April 19th, 2024, at 10:00 AM CST! Peoples Company is pleased to be offering 160 acres m/l of highly tillable farmland in Wayne County, Iowa with **2024 farming rights available!** Early possession will be granted to successful Buyer, see Terms and Conditions for additional information.

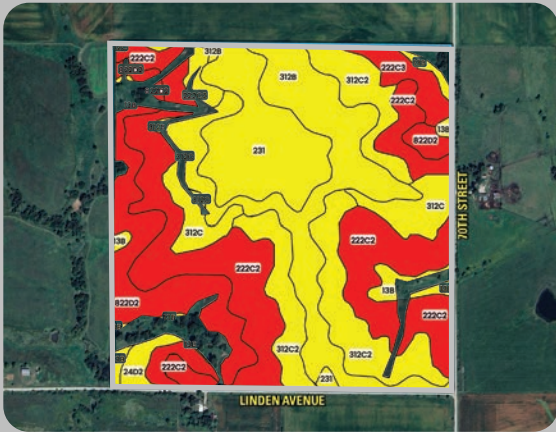
Located in west central Wayne County, Iowa this highly tillable tract includes 142.10 FSA tillable acres carrying an average CSR2 of 43.9. This farm lays well with a lot of high-quality soils. The gentle rolling slopes have been improved with terraces and drainage tile. Primary soils include Clarinda silty clay loam, Seymour silt loam, and Seymour silty clay loam. The balance of the farm consists of grassed waterways and a small grove of wooded timber in the southwest corner of the farm. Rural water and electric services are available along 70th Street.

This southern Iowa farmland tract will be offered via a live Public Auction that will take place at 10:00 AM CST on Friday, April 19th, 2024, at the Wayne County Fair Event Center located at 800 2nd Avenue in Corydon, Iowa. The land will be sold as one tract on a price-per-acre basis. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



DIRECTIONS

From Corydon, Iowa: Travel west out of town on Iowa Highway 2 for 6.0 miles and turn left (south) onto 70th Street. Continue for approximately 1.50 miles and the farm will be located along the west side of 70th Street. Look for the Peoples Company signs.



TILLABLE SOILS MAP

Code	Description	Acres	% of field	CSR2
222C2	Clarinda silty clay loam	38.94	27.40 %	28
312B	Seymour silt loam	26.24	18.47 %	64
312C2	Seymour silty clay loam	23.75	16.71 %	56
822D2	Lamoni silty clay loam	17.73	12.48 %	10
231	Edina silt loam	17.27	12.15 %	59
312C	Seymour silt loam	8.27	5.82 %	58
13B	Zook-Olmitz-Vesser complex	4.22	2.97 %	68
222C3	Clarinda silty clay	3.82	2.69 %	21
24D2	Shelby clay loam	1.86	1.31 %	51

Average Weighted CSR2 43.9

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 single tract will be sold on a price-per-acre basis through a traditional auction method.

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 the Meyer and Lain Trust Account.

Closing: Closing will occur on or around Thursday, May 30th, 2024, under the direction of Jenna K. Lain, Attorney At Law at the Meyer and Lain law office in Corydon, IA. The balance of the purchase price will be payable at closing in the form of a certified check or wire transfer. With respect to

the timing of the Seller and successful Buyer in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Possession: Possession of the farm will be given at Closing and is available for the 2024 cropping season. Early possession may be granted upon deposit of earnest money and copy of liability insurance.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Meyer and Lain Trust Account the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer obtaining financing after the conclusion of the auction. All financial arrangements are to have been made prior to bidding 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 price 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 #17463



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

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