

Listing #17605

Madison County Iowa

26.76

Surveyed Acres Absolute Auction



John Reburn

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Kenny Herring, LLC

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Bidding is Currently Live until Thursday, June 27, 2024 at 3:00 PM CST

Madison County Iowa

Mark your calendar for Thursday, June 27, 2024! Peoples Company is pleased to present 26.76 surveyed acres via an online-only auction. The farm has 24.96 FSA Cropland Acres carrying a CSR2 of 79. Primary soil types include high-producing Ladoga Silt Loam and Givin Silt Loam. The farm yielded 205-bushel corn during the 2023 crop season. Farm improvements were made last year by removing terraces and cleaning up fence lines to improve the ability to farm. The tillable acres are being custom-operated for the 2024 crop season. The buyer will receive a \$150 per tillable acre credit at closing for the second half of the growing season. Possession will be granted once the crop is harvested. Seller financing available, contact agent for details.

The property also has multiple spots to build, being less than one-half mile off pavement and only 35 minutes from the Des Moines Metro. The farm is located northeast of East Peru in Section 2 of Walnut Township.

The tract will be offered through a TIMED ONLINE-ONLY auction. Bidding is currently LIVE and will remain open until Thursday, June 27, 2024, at 3:00 PM Central Time Zone (CST). If you are unable to bid online, accommodations can be made to participate in the auction by contacting the Listing Agents.

Directions

From the intersection of Interstate 35 and Highway 5 in West Des Moines, head south on Interstate 35 for 20 miles and take Exit 47 onto Highway 46 / Peru Road. Take Peru Road west for 9 miles until reaching Rustic Road. Turn right (north) on Rustic Road for one-half mile. The property is located on the southwest corner of Rustic Road and 285th Lane.



Rustic Avenue & 285th Lane | East Peru, Iowa 50222

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Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
76B	Ladoga silt loam	7.59	30.41%		86
76C2	Ladoga silt loam	6.50	26.04%		75
75	Givin silt loam	4.04	16.19%		83
11B	Colo	3.97	15.91%		80
54	Zook silty clay loam	2.30	9.21%		67
76D2	Ladoga silt loam	0.52	2.08%		49
499E	Nordness loam	0.04	0.16%		5

Weighted Average: 79.0



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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.



Listing #17605



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17605



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

Auction Terms & Conditions

Madison County, Iowa Absolute Land Auction

26.76 SURVEYED ACRES
BIDDING ENDS: THURSDAY, JUNE 27, 2024, AT 3:00 P.M.

ALL BIDS WILL BE ON A PRICE-PER-ACRE BASIS
Selling Absolute with No Reserve

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 that is created you can bid on any of our Online Auctions.

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders will be accessing this auction online 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 a 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: This property will be offered as one individual tract. 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 auction date. 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.

AGENCY: 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 Madison 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 Madison 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 SettleUp Trust Account.

CLOSING: Closing will occur on or about Wednesday, August 7, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

POSSESSION: Possession will be granted once the crop is harvested.

FARM LEASE: The tillable acres are being custom-operated for the 2024 crop season. The buyer will receive a \$150 per tillable acre credit at closing for the second half of the growing season.

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

CO-BROKERS: Participating brokers must register the client 24 hours before the Auction date by filling out our Broker Registration Form.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the SettleUp Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

FINANCING: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

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.

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. Principals of the Selling Entity hold active real estate licenses in the State of Iowa. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

