

101.66
ACRES M/L

ONLINE ONLY
FARMLAND AUCTION

Cleveland Street | Carlisle, IA 50047 | Listing #17586

WARREN COUNTY **IOWA**



SELLS ABSOLUTE WITH NO RESERVE TO THE HIGHEST BIDDER

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Absolute, Online Only Warren County, Iowa Farmland Auction!

Mark your calendars for **Wednesday, June 26th, 2024, at 2:00 P.M. CST!** Peoples Company is pleased to offer an excellent mixed-use farm near Carlisle, Iowa. The property will be sold absolute with no reserve via an online-only auction through the Peoples Company Bid Wrangler auction platform. **Bidding is currently live and will remain open until Wednesday, June 26th, 2024, at 2:00 P.M. CST.**

Peoples Company is pleased to represent the sale of an excellent mixed-use land offering located just off of the pavement and 15 minutes from the Des Moines Metro. The property is located immediately south of Carlisle, Iowa on Cleveland Street with easy access to Highway 5 and Highway 65/69. This property consists of 101.66 acres m/l that offer productive tillable farmland, excellent recreation, seclusion, and multiple executive building site locations. Seller financing is available. Please contact one of the Listing Agents for details.

Of the total acres, 76.36 are FSA-certified cropland acres currently in row crop production, carrying a CSR2 value of 68.4. The primary soil types on this tract include top-producing Tama silty clay loam carrying a CSR2 value of 95. The farm offers a new operator the ability to farm half-mile rows and truck grain to multiple nearby grain facilities in Avon, Indianola, and more. Gentle, rolling topography and waterways allow moisture to easily navigate off of the farm and into the creek running through the middle of the farm. A nice crossing allows an operator to get modern equipment to all areas of the farm.

The property is located within the growing and desirable community of Carlisle, Iowa. The farm offers ample seclusion, excellent views, habitat for wildlife, mature timber, and necessary improvements to build, making this property an excellent choice to build your new home on. Improvements include readily available rural water and electric services that are located at the road as well as high-speed internet that is available through multiple providers. Warren Rural Water has a 6" water main that is located on the south side of Cleveland Street.

The property is also known as Greenridge Subdivision and is currently divided into 10 individual parcels or lots of records. There may be an opportunity to split and develop this property in the future if a new owner would like to pursue it.

The recreational and hunting capabilities of this tract are strong, given the diversity of cover, Middle River frontage, and ample food options that are provided. Middle River is a phenomenal travel corridor for mid-season rut hunting and the opportunity for food plots on the northwest corner, coupled with secluded access from south of the tree line in the middle of the farm, give this property a strong chance to be a great late season hunting farm with minimal effort.

This offering is conveniently located in the desired Carlisle Community School District. Please contact one of the listing agents for more information regarding this excellent property.



DIRECTIONS:

From Carlisle, Iowa: Travel south out of town on 165th Place for approximately 1.50 miles and turn left (east) onto Clark Street. Continue around the corner for approximately 0.80 miles and turn left (east) onto Cleveland Street. Continue for approximately 0.30 miles and the property will be located on the north side of the road. The deeded asphalt lane will take you north into the property.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR2 LEGEND	CSR2
248	Wabash silty clay loam	26.09	34.2%		38
T120B	Tama silty clay loam	25.36	33.2%		95
54	Zook silty clay loam	9.58	12.5%		67
88	Nevin silty clay loam	5.15	6.7%		95
120C2	Tama silty clay loam	4.36	5.7%		87
120D2	Tama silty clay loam	2.72	3.6%		62
172	Wabash silty clay	2.50	3.3%		38
1820	Dockery-Quiver silt loams	0.38	0.5%		87
Y11B	Colo silty clay loams	0.22	0.3%		80

WEIGHTED AVERAGE: 68.4

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ADDITIONAL INFO

* A principal of the Selling Entity holds an active real estate license in the State of Iowa.

** All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by our Company and is protected by all applicable copyright laws.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17586



SCAN THIS QR CODE
TO VIEW THIS LISTING
ONLINE!

Cleveland Street | Carlisle, IA 50047

WARREN COUNTY IOWA

Auction Details Warren County, Iowa Online Only Land Auction

SELLS ABSOLUTE WITH NO RESERVE

101.66 Acres M/L
Offered in One Tract
Wednesday, June 26th, 2024
2:00 PM Central Standard Time

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 Warren 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 Warren 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 Peoples Company Trust Account.

Closing: Closing will occur on or about Wednesday, August 7th, 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, subject to farm tenant's rights.

Farm Lease: The farm is currently owner operated. The farm will be open for the 2025 crop year.

Cash Rent Credit: The Buyer will receive a \$150 per tillable acre cash rent credit at closing. The total credit to the Buyer at closing will be \$11,454.

Fences: Existing fences, if any, are in as-is, where-is condition and will not be updated by the Seller. Fences, if any, may not fall directly on the property boundaries.

Seller Financing: Seller financing is available. Please contact one of the Listing Agents for details.

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.

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