



ENGLISH FAMILY FARMLAND AUCTION

LISTING #17767

★ WEDNESDAY, OCTOBER 16TH, 2024
10:00 AM ★

209 MAIN - BANQUET HALL
209 S. MAIN STREET | PATON, IOWA 50217



MATT ADAMS (IA LIC S59699000)
Matt@PeoplesCompany.com
515.423.9235

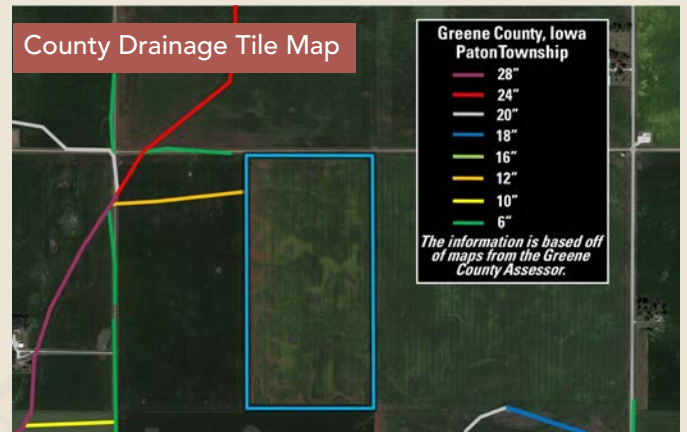
GREENE COUNTY LAND AUCTION

MARK YOUR CALENDAR FOR WEDNESDAY, OCTOBER 16TH

Greene County, Iowa Farmland Auction - Mark your calendar for Wednesday, October 16th, 2024! Peoples Company is pleased to be representing the English Family Farms in the sale of 80 total acres m/l located just northeast of Paton, Iowa in Greene County, Iowa. Located in a strong farming community, this nearly 100% tillable farm includes 78.58 FSA cropland acres carrying a CSR2 soil rating of 76.3 with Marna silty clay loam, Canisteo clay loam, and Okoboji silty clay loam as the prominent soil types. Farmland acres are designated as Non-Highly Erodible Land (NHEL) and do not include a conservation plan.

County tiles lines ranging from 6" to 28" are located near the property. The tract is located in the north central part of Drainage District 156, a mile and a half away from an outlet. A 12" tile main runs from the northwestern side of the farm, draining water to the west, see the Tile Map for more information. The current farm lease has been terminated and farming rights are available for the 2025 growing season.

The farmland will be offered as an individual tract via public auction on Wednesday, October 16th, 2024 at 10:00 AM at the 209 Main - Banquet Hall in Paton, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available as well. This high-quality farmland tract would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase. There are several competing grain marketing options located nearby including ethanol plants and a variety of grain elevators with close proximity to U.S. Highways 169/30 or Iowa Highway 175. The property lies within Section 11 of Paton Township, Greene County, Iowa.



AUCTION DETAILS

GREENE COUNTY LAND AUCTION
80 ACRES M/L
WEDNESDAY, OCTOBER 16TH, 2024 AT 10:00 AM

SELLER: English Family Farms

REPRESENTING ATTORNEY: Mike Mumma | Mumma & Pedersen | Jefferson, Iowa

AUCTION LOCATION:
209 Main - Banquet Hall
209 S. Main Street
Paton, Iowa 50217

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 tract will be offered via Public Auction and will take place at 10:00 AM at the 209 Main - Banquet Hall in Paton, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Greene 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 Greene County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day

DIRECTIONS:

From Paton, Iowa: Head east on E Paton Street for half a mile. Then, turn left (north) onto U Avenue / Iowa Highway 144 for 2 miles. Turn right (east) onto 110th Street. Go for 2 1/4 miles. The farm will be on the right hand (south) side of the road. Look for Peoples Company signage.



GROSS TAXES: \$2,582.21 | FSA CROPLAND ACRES: 78.58 | CSR2: 76.30 | LISTING: 17767

TILLABLE SOILS

Soil Description	Acres	% of Field	Legend	CSR2
Marna silty clay loam	24.62	31.33%		69
Canisteo clay loam	20.88	26.57%		84
Okoboji silty clay loam	12.20	15.53%		59
Nicollet clay loam	11.90	15.14%		89
Clarion loam	7.86	10.00%		89
Knoke silty clay loam	1.12	1.43%		56
Weighted Average		76.3		



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's Trust Account.

CLOSING: Closing will occur on or before Tuesday, December 3rd, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

FARM LEASE: The current farm lease has been terminated and farming rights are available for the 2025 growing season.

CONTRACT AND 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. Sale is not contingent upon Buyer financing.

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. All bids will be on a 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 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 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 #17767

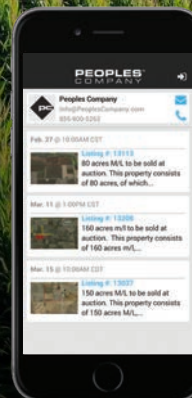


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SCAN THE QR CODE TO
THE LEFT WITH YOUR
PHONE CAMERA TO VIEW
THIS LISTING ONLINE!

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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.

