

305.44 ACRES M/L

BENTON COUNTY



FARMLAND AUCTION

WEDNESDAY, OCTOBER 30TH, 2024 AT 10:00 AM

DYSART COMMUNITY BUILDING
418 MAIN STREET | DYSART, IOWA 52224

TRACT 1: 115.44 ACRES M/L

TRACT 2: 100 ACRES M/L

TRACT 3: 90 ACRES M/L

**Farmland will be sold through the Buyer's Choice Auction Method*

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AUCTION TERMS & CONDITIONS

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

Auction Method: The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Dysart Community Building in Dysart, Iowa. The three 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, two, or any combination of tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all 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 option with online bidding available.

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 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.

Farm Program Information: Farm Program Information is provided by the Benton 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 Benton 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 before Thursday, December 12th, 2024. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Seller: Keith Bader Farms, Inc. & The Estate of Larabeth Bader
Representing Attorney: David A. Morse

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

Showings: Please contact Agents prior to entering the property for inspection.

Farm Lease: The farm is currently leased for the 2024 crop season. The seller will retain all income from the lease. The lease has been terminated and the farms will be open for the 2025 crop season.

Improvements/Buildings/Personal Property: All improvements will be conveyed in their current "As is - Where is" condition. The new owner will be responsible for removing any personal property left on the premises at closing, with the exception of the farm tenant's grain and equipment.

Pipeline Easement: A Northern Natural Gas Pipeline runs through the southeast corner of Tract 1 and the west side of Tract 2.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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. The 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 the Abstract.

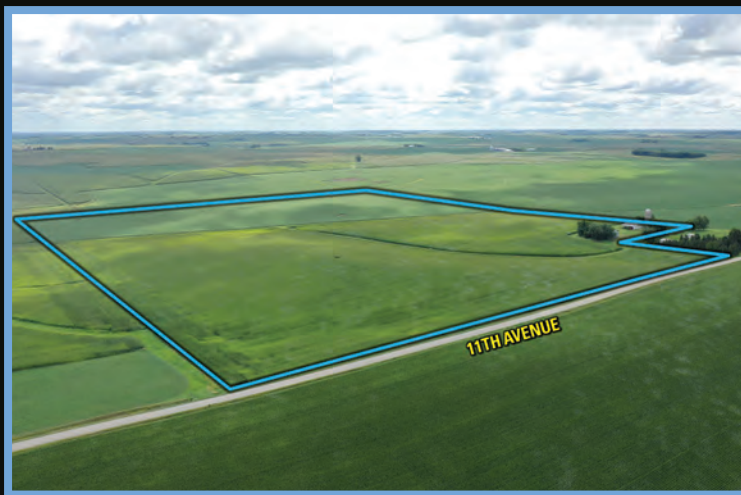


BENTON COUNTY, IA FARMLAND AUCTION

Benton County, Iowa Farmland Auction – Mark your calendars for Wednesday, October 30th, 2024! Peoples Company is pleased to represent Keith Bader Farms, Inc. and the Estate of Larabeth Bader in the sale of 305.44 acres M/L in Benton County, Iowa. The farm consists of three contiguous tracts of productive tillable farmland located between Dysart and La Porte City, Iowa in Sections 20 & 29 of Bruce Township, Benton County, Iowa.

TRACT 1

5386 11TH AVENUE, DYSART, IA 52224



Tract 1 consists of 115.44 acres m/l with an estimated 111.65 FSA cropland acres with an average CSR2 soils rating of 88.8, well above the Benton County average CSR2 soil rating of 79. The cropland acres on this tract are considered HEL (Highly Erodible Land) with primary soil types of Kenyon loam, Dinsdale silty clay loam, and Colo-Ely complex. The balance of the tract consists of a well-maintained grass waterway running through the property, a shed, a silo, and two grain bins.

Each of the two steel grain dryer bins boasts a storage capacity of approximately 13,000 bushels. The building is a 52' x 52' loafing shed built in 1940 with a 20' x 52' lean-to added in 1990. The 60' tall 16' wide silo was built in 1940. These buildings will be sold in "as is-where is" condition. A Northern Natural Gas pipeline runs underground through the far southeast corner of this tract. It was installed in 1960 and is a 4" line. The line number is IAB56101, contact agent for more information. Tract 1 is located 6.5 miles northeast of Dysart, Iowa along 11th Avenue in Section 20 of Bruce Township, Benton County, Iowa.

TILLABLE SOILS

Code	Soil Description	Acres	% of field	Legend	CSR2
83C	Kenyon loam	37.43	33.52%		85
377B	Dinsdale silty clay loam	34.45	30.86%		94
11B	Colo-Ely complex	17.78	15.92%		86
377C	Dinsdale silty clay loam	8.78	7.86%		90
83C2	Kenyon silty clay loam	5.29	4.74%		84
184B	Klinger silty clay loam	4.68	4.19%		95
82B	Kenyon loam	3.25	2.91%		90
Weighted Average					88.8

305.44 ACRES M/L | OFFERED IN THREE TRACTS

As a whole, the farm consists of 296.35 FSA cropland acres with prominent soil types of highly productive Kenyon loam, Dinsdale silty clay loam, and Colo-Ely complex. The farm boasts an average CSR2 soil rating of 88.8, well above the Benton County average CSR2 soil rating of 79. The FSA cropland acres are certified as HEL (Highly Erodible Land). These high-quality tracts would make great add-ons to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. This is a rare opportunity to own a large, contiguous farm in a strong farming area. The farm's northwest Benton County location offers easy access to multiple grain marketing options in the surrounding areas including the local seed production facilities and the Cedar Rapids grain market.

The three tracts will be offered on a price-per-acre basis using the "Buyer's Choice" Auction Method, where the high bidder can take, in any order, any or all tracts for their high bid. The Public Auction will be held on Wednesday, October 30th, 2024, at 10:00 AM CST at the Dysart Community Building, 418 Main Street, Dysart, Iowa 52224. The sale can also be viewed through a Virtual Online Auction option with online bidding available.








TRACT 2

12TH AVENUE, DYSART, IA 52224

Tract 2 consists of 100 acres m/l with an estimated 95.09 FSA cropland acres, of which 1.94 acres are certified as grass, with the balance of the tract in well-maintained waterways. The tillable acres boast an average CSR2 soil rating of 88.7, well above the Benton County average CSR2 soil rating of 79. The primary soil types include Dinsdale silty clay loam, Colo-Ely complex, and Kenyon loam with the cropland acres classified as HEL (Highly Erodible Land).

A Northern Natural Gas pipeline runs underground through the western portion of the property. It was installed in 1960 and is a 4" line. The line number is IAB56101, contact agent for more information. Tract 2 is located 6.5 miles northeast of Dysart, Iowa along 12th Avenue in Section 20 of Bruce Township, Benton County, Iowa.

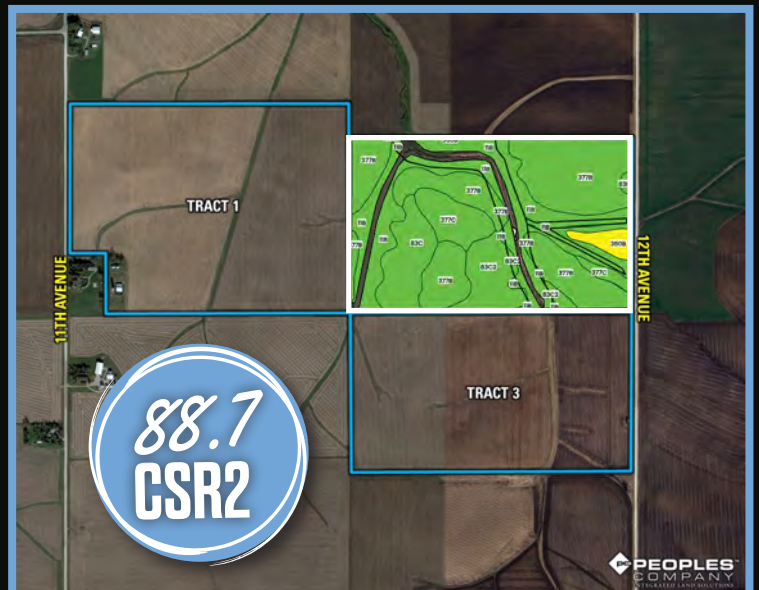
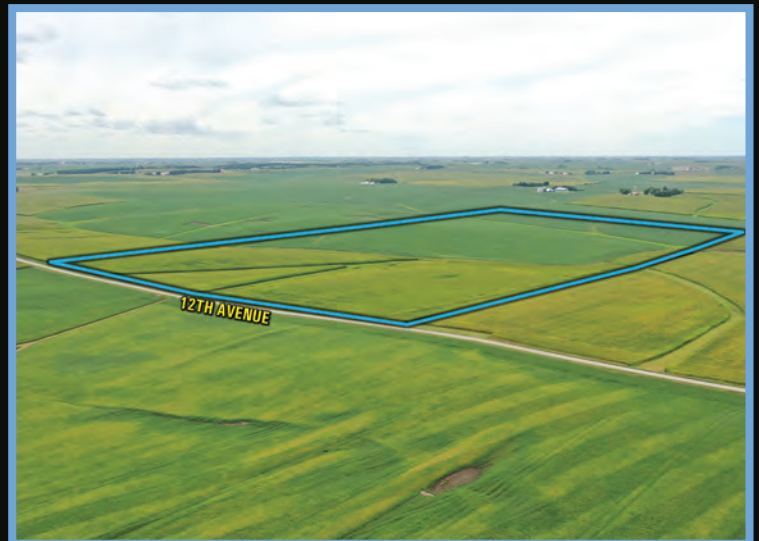
TILLABLE SOILS

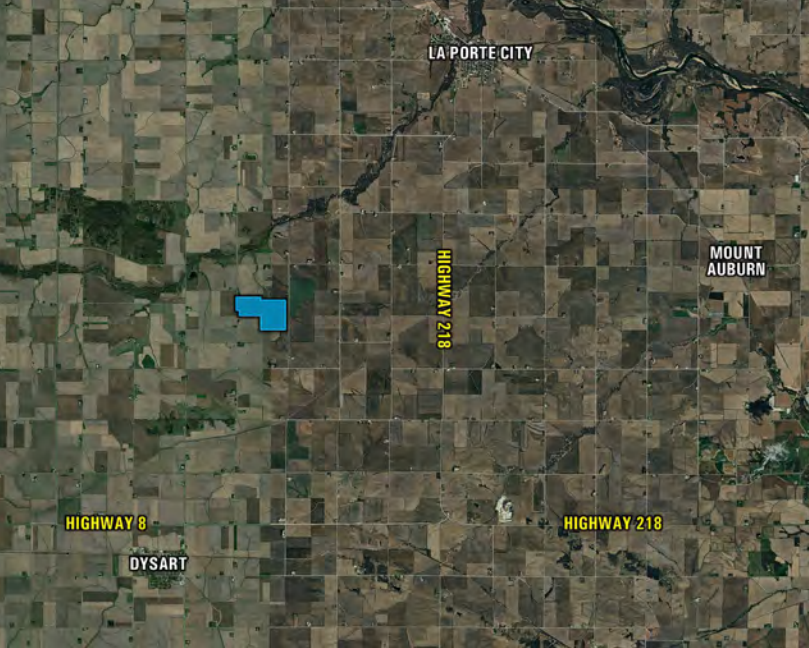
Code	Soil Description	Acres	% of field	Legend	CSR2
377B	Dinsdale silty clay loam	41.03	43.15%		94
11B	Colo-Ely complex	27.09	28.49%		86
83C	Kenyon loam	8.81	9.26%		85
83C2	Kenyon loam	8.23	8.65%		84
377C	Dinsdale silty clay loam	7.13	7.50%		90
350B	Waukegan silt loam	2.43	2.56%		55
83B	Kenyon loam	0.38	0.40%		90
Weighted Average					88.7

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IA LIC S59699000





TRACT 3

**Farmland will be sold through the Buyer's Choice Auction Method*

5419 12TH AVENUE, DYSART, IA 52224

Tract 3 consists of 90 acres m/l with an estimated 89.61 FSA cropland acres, of which 4.33 acres are certified as grass. The tillable acres boast an average CSR2 soil rating of 88.7, well above the Benton County average CSR2 soil rating of 79. The primary soil types include Dinsdale silty clay loam, Kenyon loam, and Colo-Ely complex with the cropland acres classified as HEL (Highly Erodible Land). The balance of the tract consists of a 0.17 acre m/l building site that includes a wooden barn built in 1950. It is being sold in "as is-where is" condition. Tract 3 is located 6.5 miles northeast of Dysart, Iowa along 12th Avenue in Section 29 of Bruce Township, Benton County, Iowa.

TILLABLE SOILS

Code	Soil Description	Acres	% of field	Legend	CSR2
377B	Dinsdale silty clay loam	31.46	35.11%		94
83C2	Kenyon loam	29.93	33.40%		84
11B	Colo-Ely complex	14.68	16.38%		86
377C	Dinsdale silty clay loam	12.63	14.09%		90
83C	Kenyon loam	0.92	1.03%		85
Weighted Average					88.7

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 IA LIC S62642000



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2300 Swan Lake Boulevard, Ste 300
Independence, IA 50644



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