

LISTING
#18001

FRIDAY, JANUARY 24, 2025 AT 10:00 AM



Wayne County, Iowa

FARMLAND AUCTION

WAYNE COUNTY FAIR EVENT CENTER
800 2ND AVENUE CORDYON, IOWA

157.40
ACRES M/L

COUNTY HIGHWAY S56

DARAN BECKER | Daran@PeoplesCompany.com

Mobile: 515.979.3498 | IA LIC S60473000

Wayne County, Iowa

ABOUT THE LAND

Peoples Company is pleased to present the sale of 157.4 total acres m/l of Wayne County, Iowa farmland.

The farmland is located 11 miles northeast of Corydon, Iowa on paved County Highway S56. Situated in Section 9 of Wright Township, this high quality combination farm includes 110.91 FSA cropland acres with an average CSR2 soil rating of 49.5. The primary soil types include highly productive Seymour silt loam and Gara loam. The hunting aspect of this farm includes over 40 acres of mature oak and hickory timber providing excellent habitat for whitetail deer and wild turkeys. Farm is leased for the 2025 farming season.

The farm sits just a few short miles from Rathbun Lake with easy access to all the fishing, boating, and golfing that Iowa's second largest lake has to offer. It is the perfect place to build your dream home with paved access, income, and endless recreational opportunities.

This farm is located in a strong farming area with several competing grain markets located nearby. This highly tillable tract of farmland would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase.

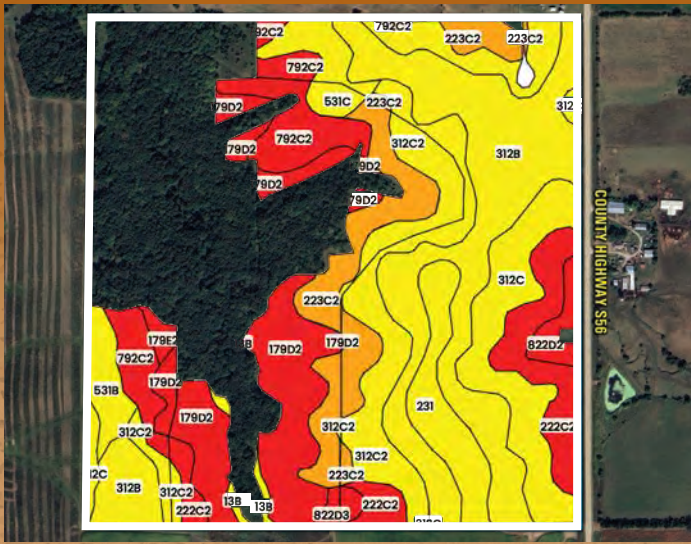


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TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
312B	Seymour silt loam	27.45	24.75%		64
179D2	Gara loam	15.13	13.64%		38
312C2	Seymour silty clay loam	12.96	11.69%		56
223C2	Rinda silty clay loam	10.80	9.74%		45
312C	Seymour silt loam	10.27	9.26%		58
222C2	Clarinda silty clay loam	8.12	7.32%		28
792C2	Armstrong loam	7.91	7.13%		31
531C	Kniffin silt loam	6.59	5.94%		52
231	Edina silt loam	5.37	4.84%		59
531B	Kniffin silt loam	2.54	2.29%		55
822D2	Lamoni silty clay loam	1.65	1.49%		10
822D3	Lamoni clay loam	0.83	0.75%		7
13B	Zook-Olmitz-Vesser complex	0.67	0.60%		68
179E2	Gara loam	0.63	0.57%		24
Weighted Average					49.5

CSR2 | 49.5
NET TAXES | \$2,608

DIRECTIONS TO PROPERTY

From Corydon, Iowa: Head north out of town on Highway 14 for 6.3 miles until reaching County Highway J22. Turn right (east) on County Highway J22 and travel for 5.7 miles until reaching 190th Street. Turn left (north) on 190th Street and travel for 1.5 miles until reaching Timber Road. Turn right (east) on Timber Road and travel for 2.5 miles until reaching County Highway S56. Turn left (north) on County Highway S56 and travel for 0.5 miles. The property will be located on your left. Look for the Peoples Company signs.

From Russell, Iowa: Head south out of town on County Highway S56 and travel for 8.75 miles. The property will be located on your right. Look for the Peoples Company signs.

DARAN BECKER

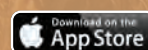
Daran@PeoplesCompany.com

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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.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18001



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

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IA LIC S60473000

TERMS AND CONDITIONS

Wayne County, Iowa Land Auction
157.4 Acres M/L
Friday, January 24th, 2025 at 10:00 AM

Seller: Ewing Management Services LLC

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

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.

Auction Method: Property will be offered as one individual tract. All bids will be on a price per acre basis. 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 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 Peoples Company's Trust Account.

Closing: Closing will occur on or before Thursday, February 27th, 2025. 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 farm is leased for the 2025 crop year. Contact the listing agent for more 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.

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.

Surveys: No additional surveying or staking will be provided by the Seller.

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. 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 Abstract.