

# *Cass County* **Absolute Auction**



# 160

*Acres M/L*



[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

*Wednesday*  
**June 22**

*10:00 am • Cumberland, IA*



# Cass County Absolute Auction



## AGENTS

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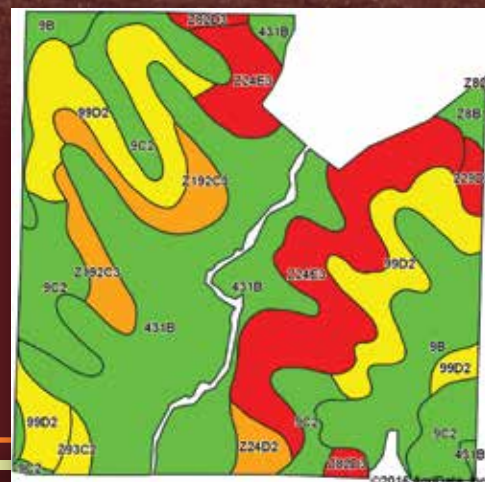
# 160

*Acres M/L*

## Wednesday, June 22, 2016 at 10:00 am

*Cumberland Community Building 200 E 2nd Street Cumberland, IA 50843*

For more information, maps, photos and drone video, please visit our website  
**www.PeoplesCompany.com**  
and look up listing #13621.



\* FSA Cropland Acres may vary from Actual Tillable Acres

Area Symbol: IA029, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	40.63	30.3%		Ile	81	73
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	23.67	17.6%		IIle	58	53
Z24E3	Shelby clay loam, MLRA 107B, 14 to 18 percent slopes, severely eroded	21.66	16.1%		VIle	30	26
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	18.74	14.0%		IIle	87	77
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.67	10.9%		Ile	95	85
Z192C3	Adair clay loam, MLRA 107B, 5 to 9 percent slopes, severely eroded	7.89	5.9%		IVle	44	50
Z24D2	Shelby clay loam, MLRA 107B, 9 to 14 percent slopes, moderately eroded	2.00	1.5%		IIle	47	44
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	1.55	1.2%		VIle	32	31
Z8B	Judson silty clay loam, MLRA 107B, 2 to 5 percent slopes	1.23	0.9%		Ile	90	83
Z29D2	Clarinda silty clay loam moderately eroded-severely eroded complex, 9 to 14 percent slopes	1.13	0.8%		IVle	19	29
Z93C2	Shelby-Adair complex, MLRA 107B, 5 to 9 percent slopes, moderately eroded	1.04	0.8%		IIle	58	60
Weighted Average						67.2	61.1

**Listing #13621:** Offering 160 acres m/l of productive Cass County farmland located north of Cumberland, Iowa along Hwy N28/690th St in Section 34 of Franklin Township. Farm includes 134.21 FSA tillable acres with a CSR of 61.1 (CSR2 of 67.2). Primary soil types include Judson-Ackmore-Colo, Exira, Shelby, and Marshall. Farm also includes a large, well-maintained 8.8 acre pond in the northeast corner. Balance of farm is in grass waterways and includes a 11,400 bushel GSI grain bin. Farm is leased for the 2016 crop year with the buyer to receive the second half of the rent.

**Annual Taxes:** \$3,330

### Farm Program Information:

134.21 FSA Cropland Acres  
Corn: 50.6 Base Acres with a PLC Yield of 122  
Soybeans: 4.9 Base Acres with a PLC Yield of 43  
Oats: 9.9 Base Acres with a PLC Yield of 48  
Total Base Acres: 65.4

**Directions:** From Cumberland, travel north on Hwy 28/690th St approximately 4 miles to Memphis Rd. Farm is situated on the northeast corner of Hwy 28/690th St and Memphis Rd.



## Auction

June 22, 2016, 10:00 am  
Cumberland Community Building  
200 E 2nd Street  
Cumberland, Iowa 50843

JUNE 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

## Auction Terms & Conditions

**Closing:** Closing will take place on or before Wednesday, July 13, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights. Full possession to be granted on February 28, 2017. Buyer's responsibility to terminate.

**Earnest 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 Trust Account.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

**Minerals:** All mineral rights will be conveyed to Buyer.

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

**Auctioneer:** Jared R. Chambers

**Seller:** John M. Thielen Trust

This sale is subject to all easements, covenants, leases and restrictions of record.



For more information, please visit our website  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)

All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer 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 auction day by the Auctioneer will take precedence over any previous 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 Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within this brochure. Buyer should perform his/her own investigation of property prior to bidding at the auction. The brief legal description in this brochure should not be used in legal documents. Full legal descriptions will be taken from abstracts.

**Additional Information:** Buyer will assume the lease at closing. Buyer will receive the second half of cash rent on November 1, 2016 as stated in the lease. Contact agent for copy of the lease.



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