

Taylor County
**Absolute
Auction**



280

*Acres M/L
Selling in 3 Tracts*



www.PeoplesCompany.com

Wednesday
JUNE 22

2:00 pm • Villisca, IA

Taylor County Absolute Auction



AGENTS

Matt Adams: 515.423.9235
Matt@PeoplesCompany.com



Andrew Zellmer: 712.898.5913
AndrewZ@PeoplesCompany.com



Peoples Company is offering 280 acres m/l of productive Taylor County Iowa farmland offered for sale via public auction. The land will be sold in 3 individual tracts through the "Buyer's Choice" auction method. Tract 1 is 80 acres with 65.47 estimated FSA cropland acres with a CSR2 62.7 (CSR 58.2). Tract 2 is 80 acres with 65.29 estimated FSA cropland acres and a CSR2 68 (CSR 62.2). Tract 3 is 120 acres with 105.25 estimated FSA cropland acres with a CSR2 60 (CSR 54.6). Don't miss your chance to buy any or all of these high quality Taylor County tillable farms!

Wednesday, June 22, 2016 at 2:00 pm

Villisca Community Building 207 S 3rd Avenue Villisca, IA 50864

For more information, maps, photos and drone video, please visit our website
www.PeoplesCompany.com
and look up listing #13622.

Tract 1 80 Acres M/L

Tract 1 Tillable CSR2

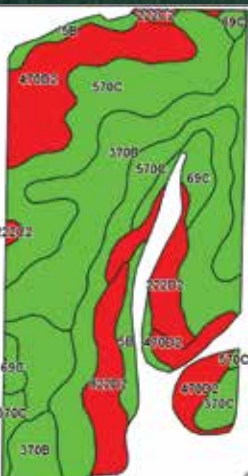
* FSA Cropland Acres may vary from Actual Tillable Acres

Area Symbol: IA173, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2** CSR
570C	Nira silty clay loam, 5 to 9 percent slopes	23.07	35.2%		IIIe	72 69
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	14.14	21.8%		IIe	90 87
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	10.27	15.7%		IVe	24 25
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.94	6.0%		IVe	14 15
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.24	4.9%		IVe	18 10
69C	Clearfield silty clay loam, 5 to 9 percent slopes	3.12	4.8%		IIIw	74 50
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	2.95	4.5%		IIIe	80 67
5B	Colo-Ackmore complex, 0 to 5 percent slopes	2.94	4.5%		IIw	75 63
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	1.20	1.8%		IIIe	82 72
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.60	0.9%		IVw	39 25
Weighted Average						62.7 58.2

Listing #13622, Tract 1: Offering 80 acres m/l of productive Taylor County farmland located southeast of Villisca, Iowa along Hwy J20/130th St in Section 14 of Nodaway Township. Farm includes 65.47 estimated FSA cropland acres with a CSR of 58.2 (CSR2 of 62.7). Primary soil types include Nira and Sharpsburg. Farm includes a pond and balance of land is in grass waterways. Farm is leased for the 2016 crop year.

Directions: From Villisca, travel south on Hwy 71 approximately 5 miles to Hwy J20/130th St. Turn east onto Hwy J20/130th St and continue 8 miles to Forest Ave. Farm is situated on the northwest corner of Hwy J20 and Forest Ave.

Annual Taxes: \$1,246



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Tract 2

80

Acres M/L

Tract 2 Tillable CSR2

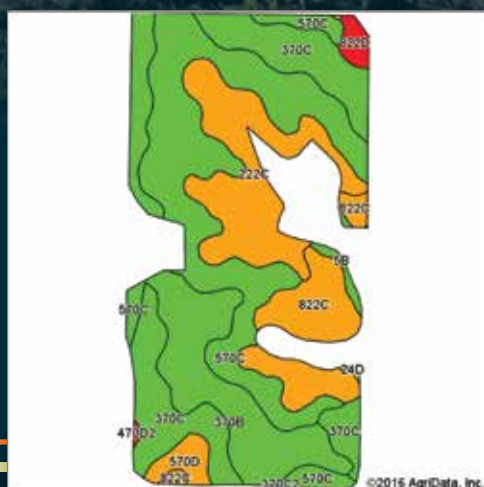
* FSA Cropland Acres may vary from Actual Tillable Acres

Area Symbol: IA173, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2** CSR
570C	Nira silty clay loam, 5 to 9 percent slopes	20.77	31.8%		IIIe	72 69
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.36	18.9%		IIIe	90 87
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.87	18.2%		IIIe	82 72
222C	Clarinda silty clay loam, 5 to 9 percent slopes	10.21	15.6%		IVw	42 30
822C	Lamoni silty clay loam, 5 to 9 percent slopes	7.24	11.1%		IIIe	43 35
570D	Nira silty clay loam, 9 to 14 percent slopes	1.38	2.1%		IIIe	46 59
822D	Lamoni silty clay loam, 9 to 14 percent slopes	0.82	1.3%		IVe	17 20
5B	Colo-Ackmore complex, 0 to 5 percent slopes	0.49	0.8%		IIw	75 63
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	0.08	0.1%		IVe	24 25
24D	Shelby clay loam, 9 to 14 percent slopes	0.07	0.1%		IIIe	51 50
Weighted Average						68 62.1

Listing #13622, Tract 2: Offering 80 acres m/l of productive Taylor County farmland located southeast of Villisca, Iowa along Hwy J20/130th St in Section 13 of Nodaway Township. Farm includes 65.29 estimated FSA cropland acres with a CSR of 62.2 (CSR2 of 68). Primary soil types include Nira and Sharpsburg. Farm also includes a 42' x 30' double crib with a lean-to attached that is 42' x 14' and two grain bins totaling 6,100 bushels. The balance of the land is in grass waterways. Farm is leased for the 2016 crop year.

Directions: From Villisca, travel south on Hwy 71 approximately 5 miles to Hwy J20/130th St. Turn east onto Hwy J20/130th St and continue 8 miles to Forest Ave. Farm is situated on the northeast corner of Hwy J20 and Forest Ave.

Annual Taxes: \$1,204



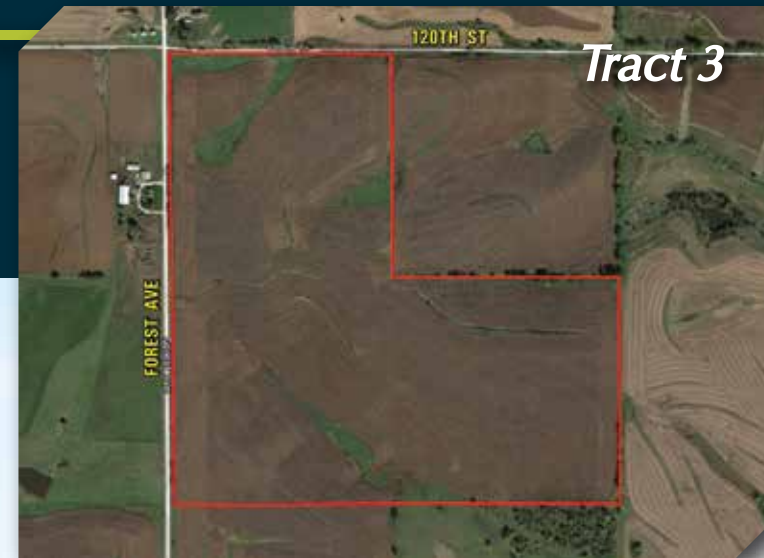


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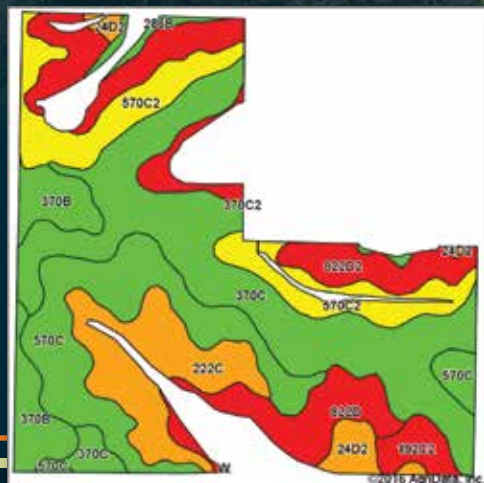
For more information, maps, photos and drone video, please visit our website www.PeoplesCompany.com and look up listing #13622.

Tract 3 120 Acres M/L

Tract 3 Tillable CSR2

* FSA Cropland Acres may vary from Actual Tillable Acres

Area Symbol: IA173, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	30.11	28.6%		IIIe	82	72
570C	Nira silty clay loam, 5 to 9 percent slopes	17.14	16.3%		IIIe	72	69
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	13.33	12.7%		IVe	14	15
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	13.11	12.5%		IIIe	69	64
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.35	10.8%		IVw	42	30
822D	Lamoni silty clay loam, 9 to 14 percent slopes	7.01	6.7%		IVe	17	20
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.83	6.5%		IIe	90	87
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	2.74	2.6%		IIIe	48	48
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	2.43	2.3%		IIIe	36	30
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	1.20	1.1%		IIw	80	65
Weighted Average						60	54.6



Listing #13622, Tract 3: Offering 120 acres m/l of productive Taylor County farmland located southeast of Villisca, Iowa along Forest Ave in Section 13 of Nodaway Township. Farm includes 105.25 estimated FSA cropland acres with a CSR of 54.6 (CSR2 of 60). Primary soil types include Sharpsburg and Nira. Balance of the land is in grass waterways. Farm is leased for the 2016 crop year.

Directions: From Villisca, travel south on Hwy 71 approximately 5 miles to Hwy J20/130th St. Turn east onto Hwy J20/130th St and continue 8 miles to Forest Ave. Turn north on Forest Ave and continue one mile to 120th St. Farm is situated on the southeast corner of Forest Ave and 120th St.

Annual Taxes: \$1,792

Auction

June 22, 2016, 2:00 pm
Villisca Community Building
207 S 3rd Avenue
Villisca, Iowa 50864

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

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.



Matt Adams: 515.423.9235
Matt@PeoplesCompany.com



Andrew Zellmer: 712.898.5913
AndrewZ@PeoplesCompany.com



Steve Bruere: 515.240.7500
Steve@PeoplesCompany.com