

BOONE COUNTY LAND AUCTION

67 Acres M/L

Wednesday, July 20th at 10:00 AM

Leonard Good Community Center
114 SW 8th St, Ogden, IA 50212

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LISTING
#13624

Offering 67 acres m/l of highly productive Boone County farmland in a strong farming area for sale via public auction. Farm is nearly 100% tillable consisting of 65.44 FSA tillable acres with a CSR of 78.6 (CSR2 of 81.4). Primary soil types include Canisteo, Harps, and Nicollet. Farm is leased for the 2016 season with the winning bidder receiving the second half of the cash rent. Farm is located southwest of Boxholm, Iowa in Section 21 in Grant Township.

FARM PROGRAM INFORMATION:

Corn – 34 base acres with a PLC Yield of 151

Beans – 31.4 base acres with a PLC Yield of 36

DIRECTIONS:

From Boxholm, travel south on D Avenue/ Highway 169 approximately ½ mile to 130th Street. Turn west onto 130th Street and continue approximately one mile to G Avenue. Farm is situated on the southeast corner of 130th Street and G Avenue. Look for Peoples Company signs.

TILLABLE SOILS CSR2:

Area Symbol: IA015, Soil Area Version: 21

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	25.54	39.0%		llw	84	82
95	Harps clay loam, 0 to 2 percent slopes	16.50	25.2%		llw	72	64
55	Nicollet clay loam, 1 to 3 percent slopes	12.46	19.0%		lw	89	92
138B	Clarion loam, 2 to 6 percent slopes	6.95	10.6%		lle	89	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.95	4.5%		llw	59	58
107	Webster clay loam, 0 to 2 percent slopes	1.04	1.6%		llw	86	87
Weighted Average						81.4	78.6

LOCATION:

130th Street & C Avenue
Boxholm, IA 50040

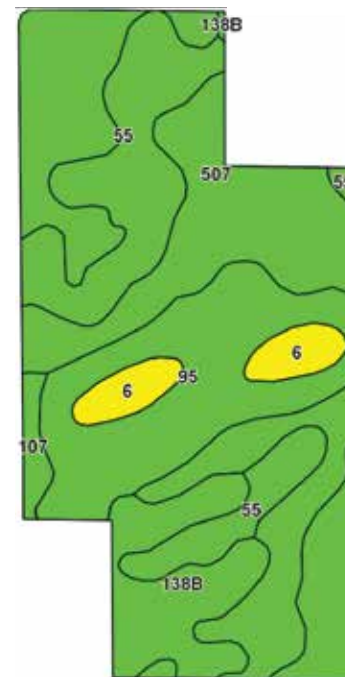
ANNUAL TAXES:

\$1,608

PARCEL ID NUMBERS:

088528212200002

088528212300001



Matt Adams: 515.423.9235
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For more information, photos, maps, and drone video visit our website: PeoplesCompany.com

AUCTION

TERMS & CONDITIONS

Closing: Closing will take place on or before Monday, August 22, 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. Winning Bidder will receive the second half of the 2016 cash rent and will assume the current lease. It will be the Winning Bidder's responsibility to terminate the current lease.

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.

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

All bids will be on a per acre basis.

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.

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.