

LAND AUCTION

100

ACRES M/L

KOSSUTH COUNTY  
— IOWA —

Wednesday, November 8, 2017 | 10:00 A.M.

Banquet Hall at LaRows Wood Fire Grill | 401 3rd Street North | Swea City, Iowa



LARSON FAMILY





# KOSSUTH COUNTY LAND AUCTION

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**LISTING #14010:** Offering 100 acres m/l of highly productive Kossuth County farmland in a strong area. This “Century Farm” is nearly 100% tillable including 98.88 FSA tillable acres carrying an 81.5 CSR2. More than 74% of the tillable acres have a CSR2 greater than 84 and include high quality soil types such as Canisteo, Nicollet, Clarion and Crippin. Farm is located two miles northwest of Swea City in Section 12 of Swea Township.

**CENTURY FARM:** This farm is recognized by the State of Iowa as a Century Farm and has been in the Larson family for over 132 years. Harry Larson, an immigrant from Norway and great grandfather to the current owners, became a United States Citizen in 1884 and purchased this farm the following year later on June 23rd, 1885. The Century Farms Program recognizes and honors those individuals and families who have owned the farmland for 100 years or more. The program began in 1976 as part of the Bicentennial Celebration, when over 5,000 certificates and farm markers were distributed across Iowa at local ceremonies. Since 1976, more than 15,000 families have been recognized.

**IMPROVEMENTS:** County tile and some private tile lines installed.

**TAXES:** \$2,116 annually\*  
*\*Farm is located in Drainage District 4 and subject to an assessment on the 2017-2018 tax rolls. Contact Agent(s) for details.*

**FARM PROGRAM INFORMATION:** There are 98.88 cropland acres.  
Corn - 51.5 base acres with a PLC Yield of 147  
Beans - 42.1 base acres with a PLC Yield of 49  
Farm is currently enrolled in ARC County.  
Wetlands determination has not been completed.

**LEGAL DESCRIPTION:** The West 1/2 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 in Section 12, Township 99 North, Range 30 West of the 5th PM in Kossuth County, Iowa. *Full legal description to be taken from abstract.*

**DIRECTIONS:** From Swea City, travel west on Highway 9/430th Street approximately 1.5 miles. Turn north onto 60th Avenue and continue one mile to 440th Street. Farm is located on the northeast corner of the intersection of 60th Avenue and 440th Street.



# AUCTION TERMS & CONDITIONS

- SALE METHOD:** Farm will be offered as one individual tract.
- 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 about Friday, December 8, 2017. 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 farm will be granted at closing, subject to tenant’s rights.
- FARM LEASE:** The current farm lease has been terminated. Farm will be open for the 2018 season.
- 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 money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.
- BIDDER REGISTRATION:** All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.
- 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made 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 own investigation of the property prior to 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.



**LISTING AGENTS:** Travis Smock: 319.361.8089, Travis@PeoplesCompany.com | Scott Kelly: 515.473.8913, Scott@PeoplesCompany.com



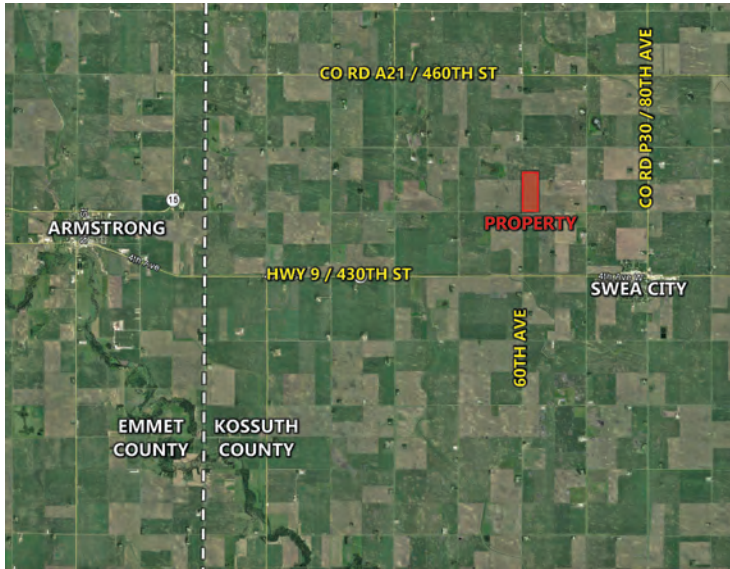
For more information, including drone video, look up listing #14010 on our website: [PeoplesCompany.com](http://PeoplesCompany.com)



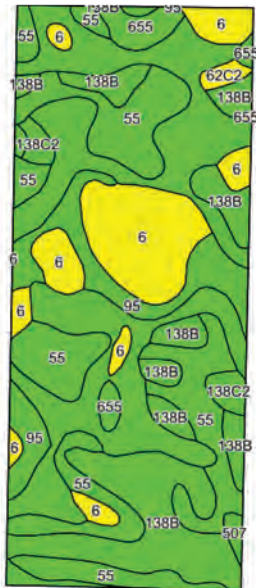
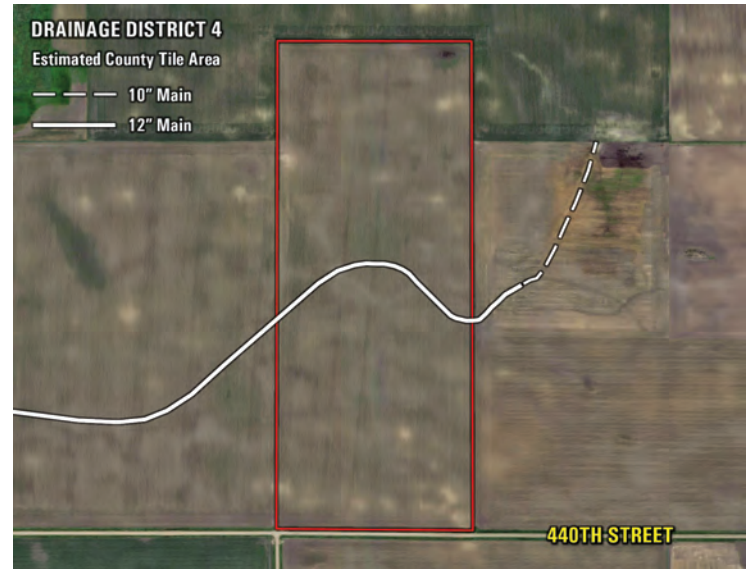
# KOSSUTH COUNTY LAND AUCTION

Property: 440th Street and 60th Avenue | Swea City, Iowa 50590

## GOOGLE MAP



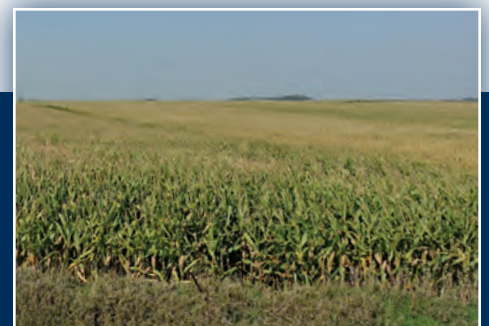
## COUNTY TILE MAP



## TILLABLE SOILS MAP (CSR2)

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
507	Canisteo clay loam	29.61	29.9%		84	75
55	Nicollet clay loam	22.83	23.1%		89	85
138B	Clarion loam	18.65	18.9%		89	77
6	Okoboji silty clay loam	14.56	14.7%		59	54
95	Harps clay loam	8.02	8.1%		72	60
655	Crippin loam	2.76	2.8%		91	80
138C2	Clarion loam	1.77	1.8%		83	62
62C2	Storden loam	0.68	0.7%		64	49
<b>Weighted Average</b>					<b>81.5</b>	<b>73.1</b>

## FSA MAP







12119 Stratford Drive, Suite B  
Clive, Iowa 50325

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

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

### LISTING AGENTS:

Travis Smock: 319.361.8089

Scott Kelly: 515.473.8913

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## ONLINE BIDDING AVAILABLE

Not able to make it to the live auction, but still want to bid from your computer or smartphone? 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 phone.

