



GUTHRIE
COUNTY
FARMLAND

AUCTION



THURSDAY, JANUARY 18, 2018 10:00 AM
MENLO COMMUNITY BUILDING 417 SHERMAN STREET MENLO, IA 50164



35 ACRES
M/L

ONLINE BIDDING AVAILABLE

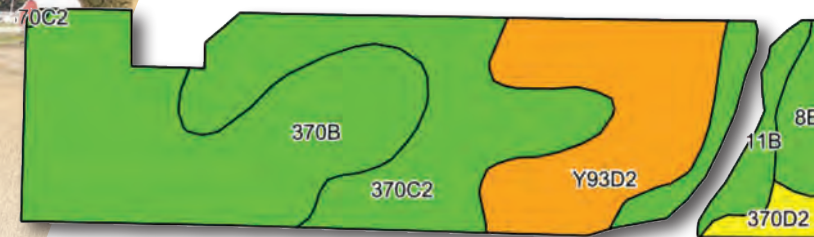
LISTING #14050
PeoplesCompany.com

MATT ADAMS: 515.423.9235
Matt@PeoplesCompany.com

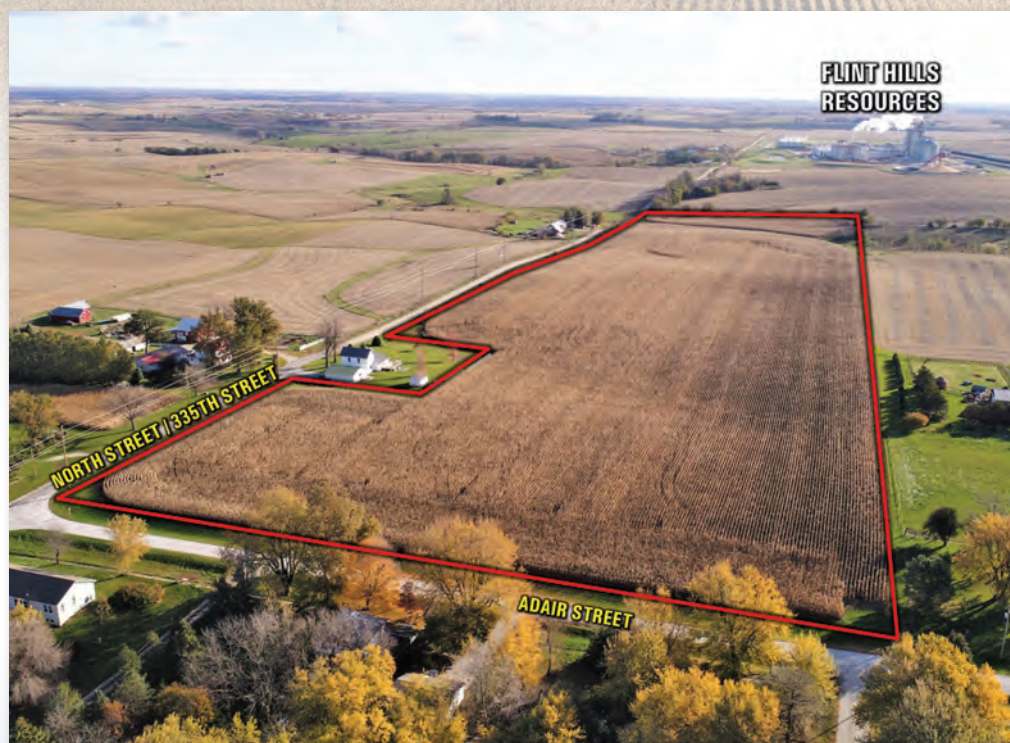
SCOTT KELLY: 515.473.8913
Scott@PeoplesCompany.com



TILLABLE SOILS MAP - CSR2



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
370B	Sharpsburg silty clay loam	11.58	36.3%		90
370C2	Sharpsburg silty clay loam	8.52	26.7%		80
Y93D2	Shelby-Adair clay loams	7.00	21.9%		41
11B	Colo-Judson silty clay loams	2.46	7.7%		80
8B	Judson silty clay loam	1.56	4.9%		93
370D2	Sharpsburg silty clay loam	0.81	2.5%		54
Weighted Average					75.1



ADDRESS

North Street and Adair Street
 Menlo, IA 50164

FARM DETAILS

Corn: 15.9 Base Acres, PLC Yield of 159
 Beans: 15.9 Base Acres, PLC Yield of 41
 Farm is currently enrolled in ARC-CO.
 Wetland Determination has not been completed.

DIRECTIONS

Farm is located in the northeast corner of Menlo at the corner of North Street and Adair Street.



AUCTION TERMS & CONDITIONS

Auction Method: Farm will be offered in one individual tract. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Guthrie County Farm Service Agencies. 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 Guthrie 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 the Peoples Company Trust Account.

Closing: Closing will occur on or about Thursday, March 1st, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Full possession of the farm will be given at closing, subject to tenant rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for crop year 2018.

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 obtaining financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

Brokers Protected: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

Offering 35 acres m/l of Guthrie County farmland located immediately east of Menlo, Iowa. Farm includes approximately 31.93 FSA tillable acres carrying a CSR2 of 75.1. High quality soil types include Sharpsburg, Colo-Judson and Judson silty clay loam. The property is located in Section 27 and 26 of Beaver Township in Guthrie County, Iowa. With roughly 11 acres m/l on the west side of the property incorporated into Menlo City Limits, there is an excellent building site opportunity with quick access to Interstate 80 and the Des Moines Metro. Grain markets are close with options between Flint Hills Ethanol Plant located one half mile to the east and a wide variety of grain elevators to utilize as well. This farm would be a great add-on unit to an existing operation, affordable purchase for a Beginning Farmer/Investor, or potential to be purchased in an IRA or 401K. The farm lease has been terminated and will be available for the 2018 crop season. Tile has been installed on the farm but maps showing location are unavailable.



BID ONLINE

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 Dr, Ste B
 Clive, IA 50325

PeoplesCompany.com



JANUARY						
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	31			

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