

LISTING #15630

FLOYD COUNTY, IOWA
FARMLAND AUCTION

Tuesday, August 24th at 10:00 AM | Floyd Community Center



112.18

SURVEYED ACRES

OFFERED IN TWO TRACTS



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112.18 SURVEYED ACRES AVAILABLE IN FLOYD COUNTY

Floyd County, Iowa, Farmland Auction - Mark your calendars for Tuesday, August 24th, 2021! Peoples Company is pleased to be representing Delano Berg in the sale of 112.18 total surveyed acres located just East of Marble Rock, Iowa.

Conveniently located within 15 miles East of Marble Rock, Iowa, in Section 18 of Pleasant Grove Township. These farmland tracts would make a great addition to an existing farming operation or a smart investment for the Buyer looking to diversify their portfolio. The primary soil types on these tracts include top producing Coland and Spillville silty clay loams, with average CSR2 values between 61.6 and 57.3 on the tillable acres. The farm has been cash rented to a reputable tenant for several years and APH (Actual Production History) yields for the last 10 years have averaged over 162 bushels per acre for corn and 47 bushels per acre for soybeans.



The farm lease runs through the 2021 cropping season. Seller to retain the rent for the 2021 crop season. Buyer to have the right to do fall tillage after the crop is removed and after closing.

Hunting rights to buyer as of Sept. 1, 2021. Close Dec. 1. The farmland will be offered via Buyer's Choice method through a live in-person auction as well as a virtual live online auction option. Online bidding will be available as well. The auction will take place at 10:00 AM at the Floyd Community Center, 706 Fairfield St., Floyd, Iowa. The tracts will not be offered in their entirety or any combination at the conclusion the auction.



TRACT 1 | 68.73 SURVEYED ACRES

Tract 1 consists of 68.73 surveyed acres with approximately 54 ESTIMATED FSA Cropland acres carrying a CSR2 rating of 57.3 on the tillable acres. The primary soil types include Coland, Saude & Turlin Silt Loams. The farm is located just East of Marble Rock along 270th Street in Section 18 of Pleasant Grove Township, Floyd County, Iowa.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife.

Estimated FSA Cropland Acres: 54
 Corn: 25.75 Base Acres with a PLC Yield of 112
 Soybeans: 17.08 Base Acres with a PLC Yield of 32
 Contains 4.00 acres of CRP paying \$732 until 2029

**Farm program information is estimated and subject to change since its currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Floyd County FSA Office.*

TRACT 2 | 43.45 SURVEYED ACRES

Tract 2 consists of a 43.45 surveyed acres with 35.6 estimated FSA Cropland acres carrying a CSR2 value of 61.6 on the tillable acres. Primary soil types include high-producing Spillville, Turlan and Coland silty clay loams. Located East of Marble Rock and East of Highway 14 on 270th Street, Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets and fingered draws allowing for optimal habitat for wildlife. This tract is located within Section 18 of Pleasant Grove Township.

Estimated FSA Cropland Acres: 35.6
 Corn: 17.17 Base Acres with a PLC Yield of 112
 Soybeans: 17.08 Base Acres with a PLC Yield of 32
 Contains 2.8 Acres of CRP paying \$512 until 2029

**Farm program information is estimated and subject to change since its currently combined with additional tracts. Base acres will be adjusted when the farm is reconstituted by the Floyd County FSA Office.*

TRACT 1 | TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		
			Field	CSR2	
135	Coland clay loam	20.21	37.5%	65	●
177	Saude loam	16.58	30.7%	60	●
777B	Wapsie loam	5.84	10.8%	48	●
485	Spillville loam	5.22	9.7%	76	●
178	Waukee loam	3.31	6.1%	69	●
776C	Lilah sandy loam	1.63	3.0%	5	●
96	Turlin loam	0.76	1.4%	94	●
1936	Spillville-Hanlon-Coland complex	0.37	0.7%	29	●

Weighted Average 61.3

TRACT 2 | TILLABLE SOILS MAP

Code	Soil Description	Acres	% of		
			Field	CSR2	
135	Coland clay loam	23.74	67.3%	65	●
485	Spillville loam	4.00	11.3%	76	●
96	Turlin loam	3.45	9.8%	94	●
177	Saude loam	2.72	7.7%	60	●
1936	Spillville-Hanlon-Coland complex	0.71	2.0%	29	●
777	Wapsie loam	0.68	1.9%	51	●

Weighted Average 67.7



TUESDAY, AUGUST 24TH
 10:00 AM

FLOYD COMMUNITY CENTER
 706 FAIRFIELD STREET | FLOYD, IA 50435

AUCTION TERMS & CONDITIONS

Auction Method: Both tracts will be sold on a per-acre basis and will be offered via Buyer's Choice method. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 68.73 Surveyed Acres | Tract 2: 43.45 Surveyed Acres

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Floyd County Farm Service Agency. 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 Floyd 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 Peoples Company's Trust Account.

Closing: As this sale is being sold by an Estate, the final sale will be subject and contingent upon receiving Court Approval. Closing will occur on or before Friday, September 28th, 2021. 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 land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2021 cropping season and will be open for the 2022 cropping season.

SELLER: DELANO BERG

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.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

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.



AUCTION LOCATION

FLOYD COMMUNITY CENTER

706 Fairfield Street | Floyd, IA 50435

SELLER: DELANO BERG

YEGGEMCNEILLAND.COM

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