

October 6th

★ ★ ★
Land Auction
**BOONE
COUNTY**
★ ★ ★

11:00 AM

Community Room in Madrid, Iowa

147.39
GROSS ACRES M/L

RILEY SIEREN

319.591.0111 | Riley@PeoplesCompany.com



ANDREW ZELLMER

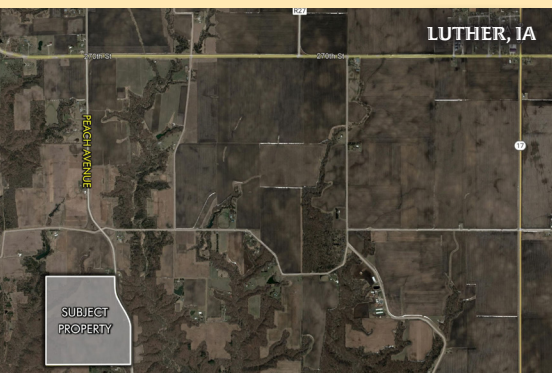
712.898.5913 | AndrewZ@PeoplesCompany.com

★ ★ ★ Land Auction ★ ★ ★ BOONE COUNTY

Peoples Company is pleased to be representing the Estate of Philip W. Croft in the sale of 147.39 Gross Acres m/l and 97.56 FSA Tillable Acres located in Boone County just SW of Luther, Iowa. This Public Auction will be offered as one tract on a per-acre basis. The Auction will be held at the Community Room in Madrid, Iowa, and will begin at 11:00 AM on Wednesday, October 6th with hot lunch being provided following the conclusion of the auction. There will be the option of Live and Online bidding available. Don't miss your opportunity to acquire a diverse farm with some of the best Deer and Dirt in Boone County. Situated along a dead-end paved highway "Peach Avenue" you can find tranquility and picturesque views of nature's true beauty at all times of the year. The farm is situated in section 3 of Douglas Township Boone County, Iowa.

Farm Lease: Notice of Termination of the lease has been sent to the Tenants. The current lease will terminate on March 1, 2022, and will be open for the 2022 cropping season.

Timber is enrolled in the Forest Reserve Program.



DIRECTIONS

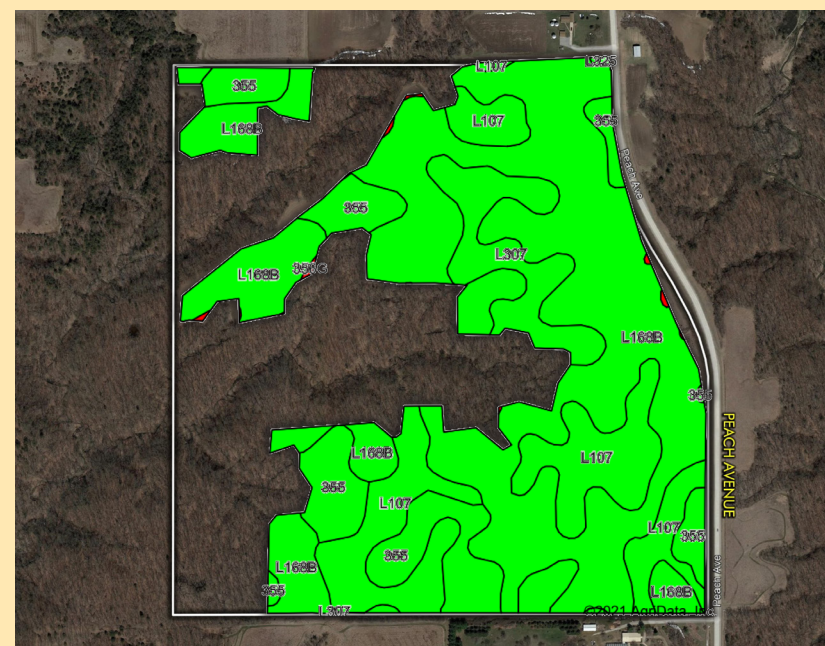
From Luther, IA travel west out of town on 270th Street for approximately 2.50 miles. Turn south onto Peach Avenue and travel for approximately 1.50 miles. Property will be located on the west side of Peach Avenue. Look for signs.

FARM DETAILS

FSA Cropland Acres: 97.56
Corn: 71.99 Base Acres with a PLC Yield of 127
Soybeans 25.55 Base Acres with a PLC Yield of 39

NET TAXES

\$2,304



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	CSR2
L168B	Hayden loam, Bemis moraine	56.92	58.3%	76 ●
L107	Webster clay loam, Bemis moraine	18.37	18.8%	88 ●
355	Luther loam	14.95	15.3%	84 ●
L307	Dundas silt loam, Bemis moraine	6.99	7.2%	81 ●
356G	Hayden-Storden loams	0.25	0.3%	5 ●
L325	Le Sueur loam, Bemis moraine	0.08	0.1%	78 ●
			Weighted Average	79.7

FOR MORE INFORMATION VISIT
PEOPLESCOMPANY.COM | LISTING #15687

AUCTION TERMS & CONDITIONS

Auction Method: Property will be offered as one individual tract. All bids will be on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the Boone 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 Boone County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction.

Closing: Closing will occur on or about Tuesday, November 16, 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 farm will be given at closing subject to tenants rights.

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

Contract & Title: Immediately upon the 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. The sale is not contingent upon Buyer 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, 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.

Contacts:

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PeoplesCompany.com
Listing #15687



AUCTION LOCATION

Community Room
303 S Water Street
Madrid, IA 50156

SCAN THE QR CODE
to view the listing on PeoplesCompany.com



Sellers:
ESTATE OF PHILIP W. CROFT



ONLINE BIDDING AVAILABLE

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.

