



160

TOTAL ACRES ML

Offered in Five Tracts

— Wayne & Lucas County, IA —

**Friday, January 21st
at 10:00 AM**

Auction Location:
Carpenter Hall
1515 Court Ave
Chariton, IA 50049



Seller
The Estate of Paul Nardini

Daran Becker
Daran@PeoplesCompany.com
515.979.3498

Farmland Available | Offered in Five Tracts

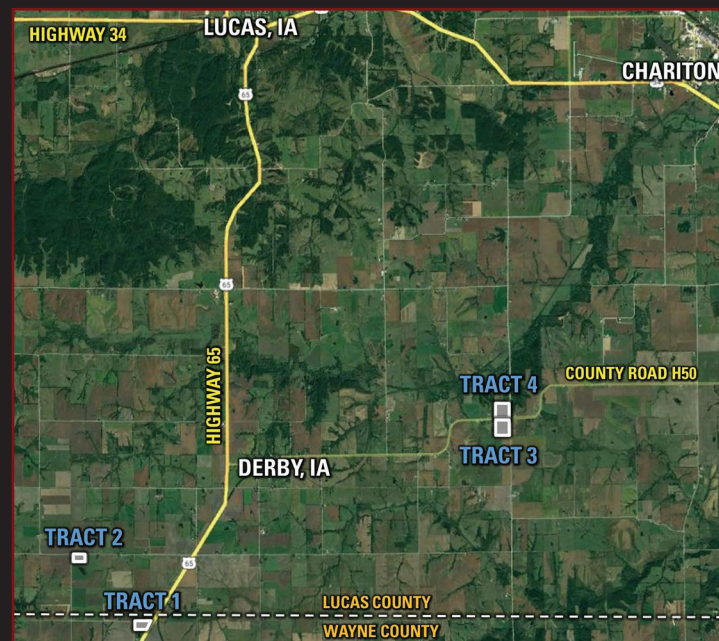
Peoples Company is proud to represent the Estate of Paul Nardini in offering 160 acres m/l of prime Lucas and Wayne County farmland to be offered in five separate tracts. The sale will take place January 21st, 2022 at the Carpenter Hall in Chariton, IA. These farms will be sold via "buyers-choice" auction method with tracts ranging from 20 acres m/l to 40 acres m/l. Of the 160 acres m/l there are 147.83 acres m/l considered FSA tillable and the average CSR2 per tract ranges from 49.4 to 80!! All of these tracts carry a CSR2 above Lucas and Wayne county average. Please do not miss your chance at one of these high quality Lucas and Wayne county farms.



PeoplesCompany.com
Listing #15857

160 Total Acres M/L

- Tract One - 20 Acres M/L**
- Tract Two - 20 Acres M/L**
- Tract Three - 40 Acres M/L**
- Tract Four - 40 Acres M/L**
- Tract Five - 40 Acres M/L**



TRACT ONE

Tract 1 consists of 20 acres m/l of extremely high quality Wayne County farmland. There are 19.27 FSA tillable acres with a CSR2 of 79. Primary soil types include Haig silty loam and Grundy silty clay loam. This nearly 100% tillable farm is located in Section 3 of Richman Township. It's hard to find 79 CSR2 NHEL farmland in Wayne County so do not miss your chance to purchase this farm January 21st, 2022 at the Carpenter Hall in Chariton, IA.

FSA Cropland Acres: 19.27
Corn: 11.20 Base Acres with PLC Yield of 114
Soybeans: 5.80 Base Acres with PLC Yield of 32

Parcel Number: 010D03100001
School District: Mormon Trail Community Schools
Net Taxes: \$652.00

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|------------------------|-------|------------|--------|-----------|
| 362 | Haig silt loam | 12.42 | 64.5% | | 83 |
| 364B | Grundy silty clay loam | 6.68 | 34.7% | | 72 |
| 23C | Arispe silty clay loam | 0.10 | 0.5% | | 66 |
| 231 | Edina silt loam | 0.07 | 0.4% | | 59 |
| Weighted Average: | | | | | 79 |



Directions: From Humeston, IA head north on Highway 65. After 2.5 miles the farm will be on your left.



TRACT TWO

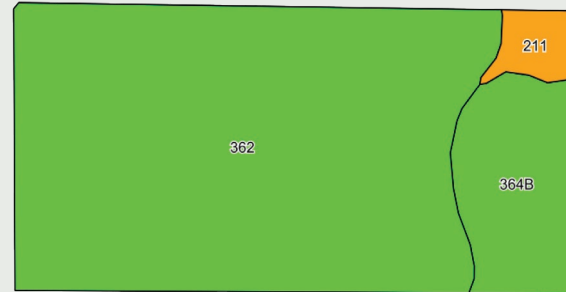
Tract 2 consists of 20 acres m/l of high quality Lucas County farmland. There are 19.07 FSA tillable acres with a CSR2 of 80. Primary soil types include Haig silty loam and Grundy silty clay loams. This nearly 100% tillable farm is located in Section 1 of Madison Township. This tract will make a great addition to your current farm operation or combine Tract 2 with Tract 1 to have 40 acres m/l of some of the best farmland in Lucas and Wayne County.

FSA Cropland Acres: 19.07

Corn: 13.60 Base Acres with a PLC Yield of 113
Soybeans: 5 Base Acres with a PLC Yield of 23

Parcel Number: 010D03100001
School District: Mormon Trail Community Schools
Net Taxes: \$652.00

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|------------------------|-------|------------|--------|-----------|
| 362 | Haig silt loam | 15.63 | 82.0% | | 83 |
| 364B | Grundy silty clay loam | 2.82 | 14.8% | | 72 |
| 211 | Edina silt loam | 0.62 | 3.3% | | 41 |
| Weighted Average: | | | | | 80 |



Directions: From Humeston, IA head north on Highway 65. After 2.5 miles take a left on Watrous Ave, passing Tract 1, head west. In 1.25 miles turn right heading north on 120th Ave. The farm will be on your right hand side in .75 miles.

From Derby, IA head west on Front St. After quarter mile head south on Highway 65. In roughly a 1.5 miles take a right heading west onto 410th St. In nearly 1.75 miles the farm will be on your left at the corner of 410th St and 120th Ave.

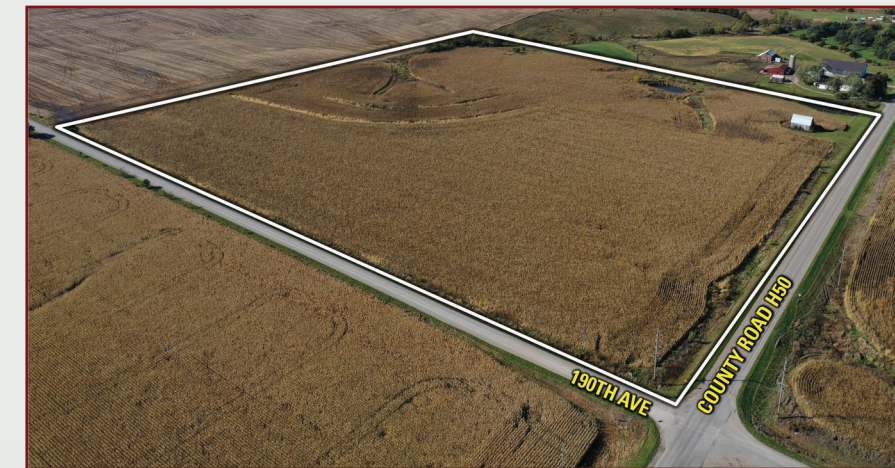
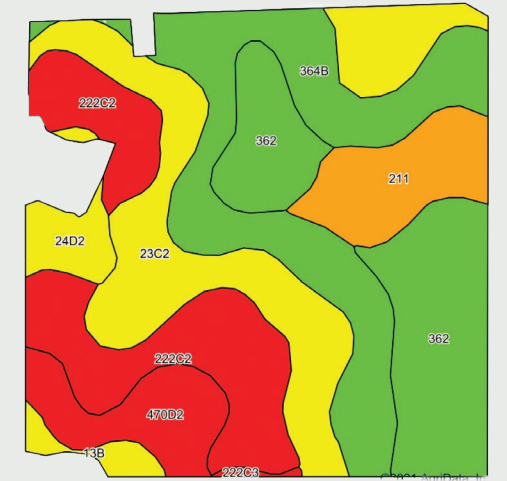
TRACT THREE

Tract 3 consists of 40 acres m/l of high quality Lucas County farmland. There are 35.83 acres considered FSA tillable with CSR of 57.4. Primary soil types on the tillable acres include Grundy clay loam and Arispe silty clay loam. There are currently 33.73 acres being farmed with the remainder in grass waterways and field borders. The property offers a unique building site opportunity with an existing barn, pond and County Highway H50 running along the north sided of the farm. This tract will make a great addition to your current farming operation or combine Tract 3 with Tract 4 to have 80 acres m/l of some of the best farmland in Lucas County.

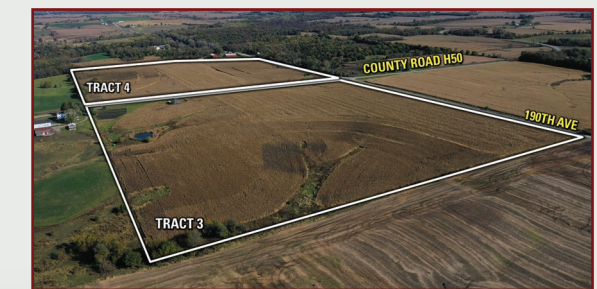
FSA Cropland Acres: 35.83
Soybeans: 1.55 Base Acres with a PLC Yield of 23

Parcel Number: 1021200005, 1021200004
School District: Mormon Trail Community Schools
Net Taxes: \$794.00

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|----------------------------|-------|------------|--------|-------------|
| 364B | Grundy silty clay loam | 8.18 | 22.8% | | 72 |
| 23C2 | Arispe silty clay loam | 7.62 | 21.3% | | 62 |
| 362 | Haig silty clay loam | 6.71 | 18.7% | | 83 |
| 222C2 | Clarinda silty clay loam | 6.31 | 17.6% | | 28 |
| 211 | Edina silt loam | 2.79 | 7.8% | | 41 |
| 470D2 | Lamoni-Shelby complex | 2.42 | 6.8% | | 20 |
| 24D2 | Shelby clay loam | 1.13 | 3.2% | | 52 |
| 13B | Zook-Olmitz-Vesser complex | 0.57 | 1.6% | | 68 |
| 222C3 | Clarinda silty clay loam | 0.10 | 0.3% | | 25 |
| Weighted Average: | | | | | 57.4 |



Directions: From Derby, IA head east on Highway H50 for roughly 3.5 miles. Tract 3 will be on your right and Tract 4 will be on your left.



TRACT FOUR

Tract 4 consists of 40 acres m/l of high quality Lucas County farmland with 35.12 FSA tillable acres with a CSR2 of 49.4. Primary soil types include Arispe silty clay loam and Grundy silty clay loam. This farm is bordered on the south side by County Highway H50 and would make an ideal buildingsite location This tract will make a great addition to your current farm operation or combine Tract 4 with Tract 3 to have 80 acres m/l of some of the best farmland in Lucas County.

FSA Cropland Acres: 35.12

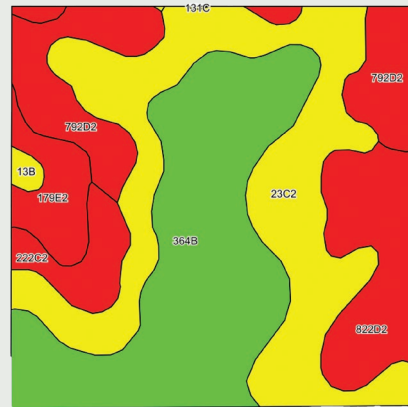
Soybeans: 10 Base Acres with a PLC Yeild of 23

Parcel Number: 1016400004

School District: Mormon Trail Community Schools

Net Taxes: \$694.00

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|----------------------------|-------|------------|--------|-------------|
| 23C2 | Arispe silty clay loam | 13.12 | 32.8% | | 62 |
| 364B | Grundy silty clay loam | 12.90 | 32.2% | | 72 |
| 792D2 | Armstrong clay loam | 5.43 | 13.6% | | 5 |
| 822D2 | Lamoni silty clay loam | 4.44 | 11.1% | | 10 |
| 179E2 | Gara clay loam | 2.12 | 5.3% | | 23 |
| 222C2 | Clarinda silty clay loam | 1.72 | 4.3% | | 28 |
| 13B | Zook-Olmitz-Vesser complex | 0.27 | 0.7% | | 68 |
| Weighted Average: | | | | | 48.2 |



Directions: From Derby, IA head east on Highway H50 for roughly 3.5 miles. Tract 3 will be on your right and Trac 4 will be on your left.



TRACT FIVE

Tract 5 consists of 40 gross acres m/l with 38.54 tillable acres carrying a CSR2 rating of 69.8. The primary soil types on this nearly 100% tillable farm include Grundy Silty Clay Loam and Haig Silt Loam. The farmland acres are all designated as NHEL (Non-Highly Erodible Land) by the Lucas County FSA. This farm would make an excellent building site lying less than 1/4 mile off of Hwy 14 on 280th Avenue. This tract will be a great addition to your current farming operation or investment porfolio.

FSA Cropland Acres: 38.54

Corn: 18.40 Base Acres with a PLC Yeild of 88

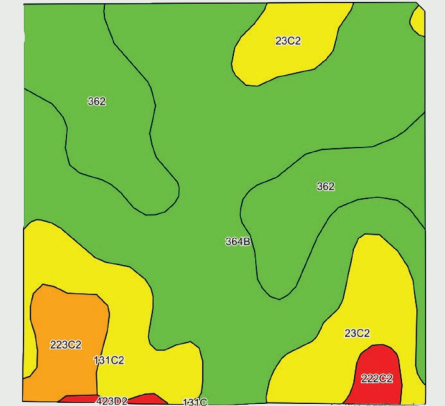
Soybeans: 18.40 Base Acres with a PLC Yeild of 23

Parcel Number: 0313200003

School District: Chariton Community School

Net Taxes: \$1,004.00

| Code | Soil Description | Acres | % of Field | Legend | CSR2 |
|--------------------------|--------------------------|-------|------------|--------|-------------|
| 364B | Grundy silty clay loam | 13.12 | 32.8% | | 72 |
| 362 | Haig silt loam | 12.90 | 32.2% | | 83 |
| 23C2 | Arispe silty clay loam | 5.43 | 13.6% | | 62 |
| 131C2 | Pershing silty clay loam | 4.44 | 11.1% | | 62 |
| 223C2 | Rinda silty clay loam | 2.12 | 5.3% | | 45 |
| 222C2 | Clarinda silty clay loam | 1.72 | 4.3% | | 28 |
| 423D2 | Bucknell silty clay loam | 0.27 | 0.7% | | 6 |
| Weighted Average: | | | | | 69.8 |



Directions: From Chariton, IA head north on Highway 14. After 9 miles take a left onto 280th Ave. The property will be on your left after .15 miles.





12119 STRATFORD DR
SUITE B
CLIVE, IA 50325



Carpenter Hall
1515 Court Ave | Chariton, IA 50049



PeoplesCompany.com
Listing #15857

Daran Becker
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515.979.3498

Auction Terms & Conditions

Auction Method: All tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all four tracts have been purchased. Tracts will not be offered in their entirety at the conclusion of the auction.

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 Marion 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 Marion 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: Closing will occur on or before Friday, September 17th, 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.

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.

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