

Upcoming Auction

THURSDAY, AUGUST 18TH

80 ACRES M/L

Offered as 1 Tract

10:00 AM

Banquet Hall | Paton, Iowa

Greene County, Iowa

Matt Adams 515.423.9235
Matt@PeoplesCompany.com

50TH ANNIVERSARY
PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Listing #16269

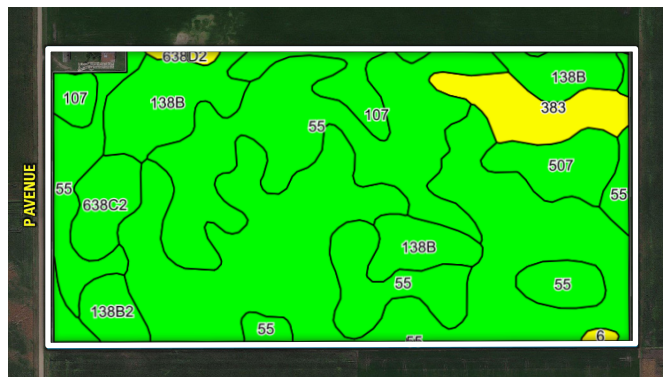


Greene County, Iowa Farmland Auction – Peoples Company is pleased to be representing 80 total acres m/l located just northwest of Paton, Iowa in Greene County, Iowa. Located in a strong farming community, this nearly 100% tillable farm includes 77.29 FSA cropland acres carrying a CSR2 soil rating of 85.9 with Webster clay loam and Nicollet clay loam as the primary soil types. Farmland acres are designated as NHEL (Non-Highly Erodible Land) and do not include a conservation plan. There is a 52' x 60' pole barn, built in 1957, and a 27' x 48' corn crib, built in 1950, located in the northwest corner of the tract. The northern property boundary will be marked prior to closing, as the north 80 acres have been farmed together.

The farmland will be offered as an individual tract via public auction at 10:00 AM at the 209 Main - Banquet Hall in Paton, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available as well. This high-quality farmland tract would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. There are several competing grain marketing options located nearby including ethanol plants and a variety of grain elevators with close proximity to U.S. Highway 30 or Iowa Highways 4/175. The property lies within Section 10 of Dawson Township, Greene County, Iowa.

TILLABLE SOILS MAP:

Code	Soil Description	Acres	% of field	Legend	CSR2
107	Webster clay loam	31.14	40.3%		86
55	Nicollet clay loam	25.50	33.0%		89
138B	Clarion loam	9.13	11.8%		89
383	Marna silty clay loam	3.81	4.9%		69
507	Canisteo clay loam	3.08	4.0%		84
638C2	Clarion-Storden complex	2.49	3.2%		75
Weighted Average					85.9



DIRECTIONS TO PROPERTY:

From Paton, Iowa: Travel west out of town on 130th Street for approximately 4 miles and turn right (north) onto P Avenue. Continue north on P Avenue for approximately 1.5 miles and the farm will be located on the east side of the road. Look for the Peoples Company sign.



Auction Details:

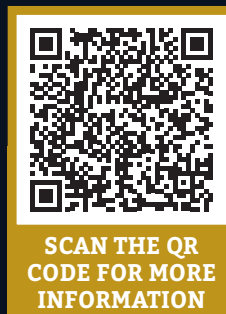
THURSDAY, AUGUST 18TH, 2022

AT 10:00 AM (CST)

AUCTION LOCATION

209 MAIN - BANQUET HALL

209 S. MAIN STREET | PATON, IOWA 50217



TERMS AND CONDITIONS:

Representing Attorney: David Morain - Hoyt, Morain, & Hommer, P.C., Jefferson, Iowa

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farmland will be sold as one individual tract on a price per acre basis to the High Bidder.

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 Greene 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 Greene 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 30th, 2022. 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 leased for 2022 and Seller will retain all 2022 farm income.

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.

12119 Stratford Drive, Suite B
Clive, Iowa 50325



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