

Farmland Auction



Listing #16614

Adam Curran

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Kenny Herring, ALC

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Boone
County, Iowa

Thursday, February 23rd

Central Iowa Expo Building

1827 217th Road | Boone, IA 50036

71.72

Acres M/L

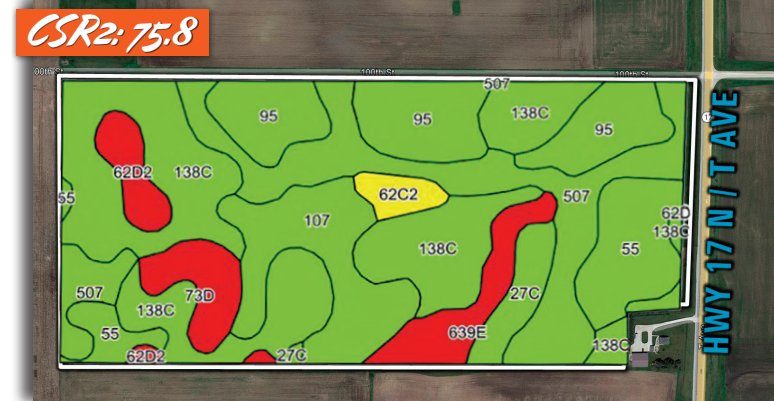
Listing #16614

Peoples Company is pleased to represent the Johnson Family Trust in the sale of 71.72 acres m/l of highly productive Boone County, IA tillable farmland. The auction will take place on Thursday, February 23rd, 2023 at 10:00 A.M. at the Central Iowa Expo building in Boone, IA. This tract of land is located North of Boone in Section 6 of Harrison Township in Boone County, Iowa. This 100% tillable property consists of approximately 71.72 farmland acres with a weighted average CSR2 of 75.8. Soil Types include Clarion loam, Canisto clay loam, Harps clay loam, and Webster clay loam with slopes from 0 to 10 percent. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



Directions

From Boone, Iowa: Take 4th/210th Street east for approximately 2.5 miles. Turn left and go north on Hwy 17 N / T Ave and travel approximately 11 miles. The property is on the west side of Hwy 17 N just before 400th Street road. Look for Peoples Company signs.



Soils Map

Code	Soil Description	Acres	% of Field	CSR2
138C	Clarion loam	21.59	30.1%	84
507	Canisteo clay loam	13.63	19.0%	84
95	Harps clay loam	10.47	14.6%	72
107	Webster clay loam	7.55	10.5%	86
55	Nicollet clay loam	6.22	8.7%	89
639E	Storden-Salida complex	3.41	4.8%	14
73D	Hawick gravelly sandy loam	2.76	3.8%	31
27C	Terril loam	2.35	3.3%	85
62D2	Storden loam	2.30	3.2%	41
62C2	Storden loam	1.26	1.8%	64
138C2	Clarion loam	0.18	0.3%	83

Weighted Average: 75.8

Auction Terms & Conditions

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AUCTION METHOD: The tract will be offered via Public Auction and will take place at 10:00 AM at the Central Iowa Expo building in Boone, Iowa. The farmland tract will be sold on a per-acre basis through a traditional auction method. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Boone 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 Boone 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 Thursday, March 30th, 2023. 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 rented for the 2023 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.

SURVEYS: No additional surveying or staking will be provided by the Seller.

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 on 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.

Johnson Family Trust
Lynn Schall & Lisa Christie, Executors

Farm Details

Cropland Acres: 71.72

Oats: 0.10 Base acres with a PLC yield of 61

Corn: 44.80 Base acres with a PLC yield of 167

Soybean: 11.40 Base acres with a PLC yield of 47



Contact

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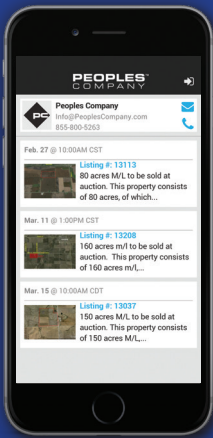
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71.72
Acres M/L

12119 Stratford Drive
 Clive, Iowa 50325



<i>February 2023</i>						
<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			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				



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.



Boone County, Iowa

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