



# VAN WAARDHUIZEN FAMILY

**75**  
ACRES M/L

LISBON ST

**PC PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

Listing #16639

**Daran Becker** | 515.979.3498  
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## MARION COUNTY FARMLAND AUCTION

Friday, March 31st, 2023 at 10:00 AM  
National Sprint Car Hall of Fame & Museum  
1 Sprint Capital Place, Knoxville, Iowa 50138



# VAN WAARDHUIZEN FAMILY

## AUCTION DATE

Friday, March 31st, 2023 at 10:00 AM

## LOCATION










National Sprint Car Hall of Fame & Museum  
1 Sprint Capital Place, Knoxville, Iowa 50138

## CONTACT

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## Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam	21.80	31.0%		80
822D2	Lamoni silty clay loam	13.73	19.5%		10
370B	Sharpsburg silty clay loam	13.68	19.5%		91
222C2	Clarinda silty clay loam	5.44	7.7%		28
Y11B	Colo	5.26	7.5%		80
368	Macksburg silty clay loam	4.56	6.5%		93
185D2	Bauer silt loam	4.07	5.8%		13
370D2	Sharpsburg silty clay loam	1.14	1.6%		54
Y24D2	Shelby clay loam	0.62	0.9%		49



**Weighted Avg 60.7**



**75**  
**ACRES M/L**

Mark your Calendar for Friday, March 31st, 2023 at 10:00 AM as Peoples Company is proud to represent the Van Waardhuizen Family in the sale of 75 acres m/l of Marion County, Iowa farm ground. The farm is located just a few short miles south of Pleasantville, IA, and a quarter mile east of Highway S45 on Lisbon Street. This tract has 70.3 FSA tillable acres with a CSR2 rating of 60.7. The farm offers over 41 acres of Sharpsburg and Macksburg soils. The farm is well-tiled and terraced and would make a great addition to your farming operation or investment portfolio. This property would also make an excellent building site located just a quarter mile off pavement and within a short drive to

Pleasantville or Des Moines. We will offer this tract on a price-per-acre basis via Public Auction on March 31st at 10:00 AM at the National Sprint Car Hall of Fame & Museum in Knoxville, IA. Do not miss your opportunity at a great Marion County tillable tract!

**Directions** From Pleasantville, IA head west on Highway G40. Turn south at Highway 5 for roughly 2.25 miles until the intersection of Highway 5 and Highway 92. From the intersection continue south on Highway S45. In 1.25 miles turn east onto Lisbon Street. The farm will be on the left-hand side in 0.25 miles.



12119 Stratford Drive  
Clive, IA 50325



PeoplesCompany.com  
Listing #16639



SCAN FOR  
MORE INFO

## 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 a 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 National Sprint Car Hall of Fame & Museum in Knoxville, 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 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 the Settle Up Iowa Trust Account.

**Closing:** Closing will occur on or before Monday, May 15th, 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.

**Farm Lease:** The farm is available for the 2023 cropping season.

**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.

**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. The 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 the 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 the abstract.

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