

Listing #16757



JUNE 8TH, 2023 AT 10:00 AM
Grand River Community Center
122 Broadway Street
Grand River, IA 50108



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Mark your calendar for Thursday, June 8th, 2023! Peoples Company is pleased to represent the Estate of Bonnie L Stuck in the sale of 384.42 total acres m/l of Decatur County, Iowa farmland. Located north of Grand River, Iowa, and only seven miles from Interstate 35, these three tracts offer a combination of highly tillable and pasture acres suitable for any farming operation.

Tract 1: 143.26 acres m/l with 129.79 FSA tillable acres carrying a CSR2 soil rating of 70.3

Tract 2: 64.85 acres m/l with 53.34 FSA tillable acres carrying a CSR2 soil rating of 59.2

Tract 3: 176.31 acres m/l with 146.07 FSA tillable acres carrying a CSR2 soil rating of 57

The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Grand River Community Center, 122 Broadway Street, Grand River, Iowa 50108.

The farmland tracts will be sold as three individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one, two, or all three tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Directions

From Interstate 35 take Exit 18 (Grand River Exit) west. Travel west on County Road J20 7.5 miles to County Road R15/Riverside Street and travel 0.3 miles. Tracts 1, 2, and 3 can all be accessed from R15 pavement. Look for signs. Tract 3 can also be accessed from W 5th Street as well as 120th Ave.



1 tract one

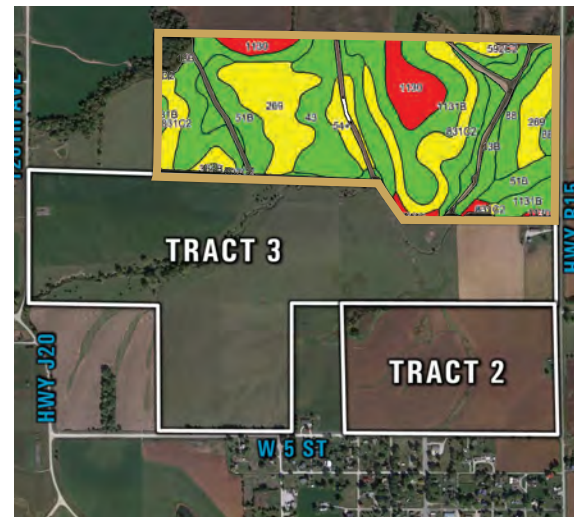
Tract 1 consists of 143.26 acres m/l with 129.79 FSA tillable acres carrying a CSR2 of 70.30. The primary soil types include Pershing Silt Loam, Humeston Silt Loam, and Vesser Silt Loam. The farm located in Section 28 of Richland Township, Decatur County, Iowa.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
1131B	Pershing silt loam	29.24	22.5%		71
269	Humeston silt loam	18.55	14.3%		70
831C2	Pershing silty clay loam	18.11	14.0%		64
51B	Vesser silt loam	16.93	13.0%		75
43	Bremer silty clay loam	16.25	12.5%		78
1130	Belinda silt loam	10.44	8.0%		48
13B	OlmitzZookVesser complex	8.20	6.3%		76
88	Nevin silty clay loam	6.36	4.9%		95
54+	Zook silt loam	3.87	3.0%		68
592C	Mystic silt loam	1.28	1.0%		32

Weighted Average CSR2 70.3



Terms & Conditions

Auction Method: Tracts one, two, and three 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 three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

Tract 1: 143.26 acres m/l

Tract 2: 64.85 acres m/l

Tract 3: 176.31 acres m/l

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.







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

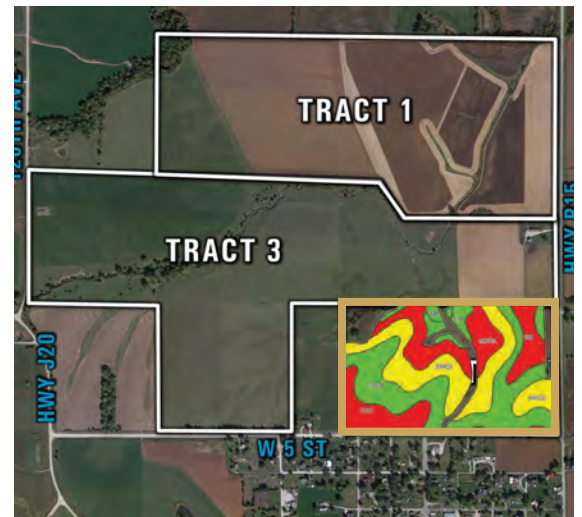
2 tract two

Tract 2 consists of 64.85 acres m/l with 53.34 FSA tillable acres carrying a CSR2 of 59.20. The primary soil types include Pershing Silt Loam, and Belinda Silt Loam. In addition, this tract contains a single family, two story home locally know as 15089 125th Ave, Grand River, Iowa and is located in Section 33 of Richland Township, Decatur County, Iowa.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
1131B	Pershing silt loam	17.72	33.2%		71
831C2	Pershing silty clay loam	15.13	28.4%		64
1130	Belinda silt loam	9.35	17.5%		48
592C2	Mystic clay loam	8.04	15.1%		31
51B	Vesser silt loam	2.16	4.0%		75
13B	OlmitzZookVesser complex	0.94	1.8%		76
Weighted Average					59.2



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 Decatur 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 Decatur 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 check. All funds will be held in Renoldson, Van Werden Law Office Trust Account.

Closing: Closing for all tracts will occur on or before July 13th, 2023. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Closing Attorney: Closing will be overseen by Reynoldson, Van Werden Law Firm

Possession: Possession of the land will be given at closing subject to tenants rights.

Farm Lease: The farm is currently rented for the 2023 cropping season.

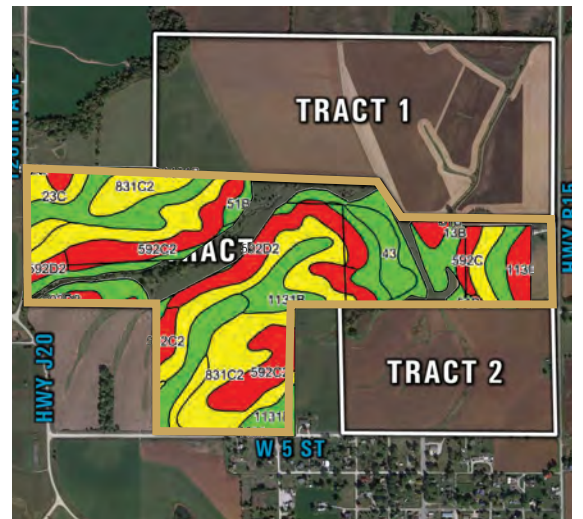
3 tract three

Tract 3 consists of 176.31 acres m/l with 146.07 FSA tillable acres carrying a CSR2 of 57. Currently, there are 11.41 acres m/l being farmed with the remaining land in hay production and pastureland. The primary soil types include Pershing silty clay loam, Mystic clay loam, and Olmitz-Zook-Vesser Complex. The farm located in Section 28 of Richland Township, Decatur County, Iowa.



Tillable Soils Map

Code	Soil Description	Acres	% of Field	Legend	CSR2
831C2	Pershing silt loam	42.89	29.4%		64
592C2	Mystic clay loam	22.14	15.2%		31
13B	OlmitzZookVesser complex	16.46	11.3%		76
364B	Grundy silty clay loam	15.91	10.9%		72
1131B	Pershing silt loam	12.74	8.7%		71
592D2	Mystic clay loam	12.40	8.5%		10
23C	Arispe silty clay loam	6.46	4.4%		66
51B	Vesser silt loam	5.23	3.6%		75
43	Bremer silty clay loam	4.69	3.2%		78
1130	Belinda silt loam	3.60	2.5%		48
592C	Mystic silt loam	3.55	2.4%		32
Weighted Average					57.0



Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Reynoldson Van Werden Law Firm the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

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 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 the figures stated within the marketing material. The 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.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16757



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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