

**APPANOOSE  
COUNTY**

# LAND AUCTION

# 572.22

**ACRES M/L • 2 TRACTS**

**Tuesday 10:00 AM**

**April 5th, 2016**

**Seymour Community Center**

**135 N 5th Street**

**Seymour, Iowa 52590**

**ONLINE BIDDING AVAILABLE:**

**Bid on this land auction from  
your computer or smartphone!**

## **LISTING #13529**

**572.22** acres m/l of diverse Appanoose County farmland and recreational land offered for sale via public auction. The land will be sold in two separate tracts of 193.98 acres m/l and 378.24 acres m/l and will then be combined for a third tract. Unique chance to own a large, contiguous combination farm offering incredible hunting with abundant wildlife, income from tillable acres and acres enrolled in CRP, and unlimited recreational opportunities with mature timber, several ponds, and well-maintained prairie and trails. Located 10 miles south of Rathbun Lake on the Appanoose/Wayne County border, this property is situated on the south side of Hwy 2 - just 3 miles east of Promise City, Iowa.



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## FARM PROGRAM INFORMATION

224.47 Effective DCP Cropland Acres

Corn – 10 base acres with a PLC Yield of 76

Oats – 0.7 base acres with a PLC Yield of 41

Wheat – 0.10 base acres with a PLC Yield of 32

*Farm Program Information is subject to change when land is reconstituted by the Farm Service Agency.*

## TRACT 1

Tract 1 will be offered as 193.98 gross surveyed acres m/l consisting of 111.67 tillable acres with a CSR of 33.7 (CSR2 of 46). This tract also includes approximately 8.14 acres enrolled in CRP paying \$79.20 per acre (\$644.69) annually. Contract type is CP22 and expires in 2030. CRP acres are estimated on a per tract basis and subject to change when farm is reconstituted by FSA office. The balance of the land consists of roughly 34 acres of mature timber as well as grass waterways and open prairie. In addition, Tract 1 includes four well-maintained, fully stocked ponds ranging from 1.1 acres to 5.4 acres in size, as well as two 14 x 8 grain bins (1,044 bushels each), and two machine sheds (20 x 35 and 40 x 70). This tract has access from two separate entrances off Hwy 2 on the north side of the farm and several potential building sites with great views. Tract 1 is located in Section 30 and Section 31 of Johns Township.

## TRACT 1 TAXES

\$1,356 annually

## TRACT 2

Tract 2 will be offered as 378.24 gross surveyed acres m/l consisting of 103.82 FSA tillable acres with a CSR of 33.5 (CSR2 of 39.9). This tract also includes approximately 141.51 acres enrolled in CRP paying \$10,366.23 annually. Contract types include CP-10 and CP-22 and expire in 2017 and 2030, respectively. CRP acres are estimated on a per tract basis and subject to change when farm is reconstituted by FSA office. The balance of the land consists of roughly 116 acres of mature timbered draws, grass waterways, open prairie, and a fully stocked pond. In addition, Walnut Creek meanders through the middle of this tract. Farm can be accessed from two separate entrances off 110th Avenue on the east side of farm as well as one entrance in the southwest corner of the farm from 250th Street (County Line Dirt Road). Tract offers several potential building sites with great views. Tract 2 is located in Section 31 of Johns Township.

## TRACT 2 TAXES

\$1,484 annually





# SOIL MAPS

## TRACT 1 - CSR2 TILLABLE SOILS

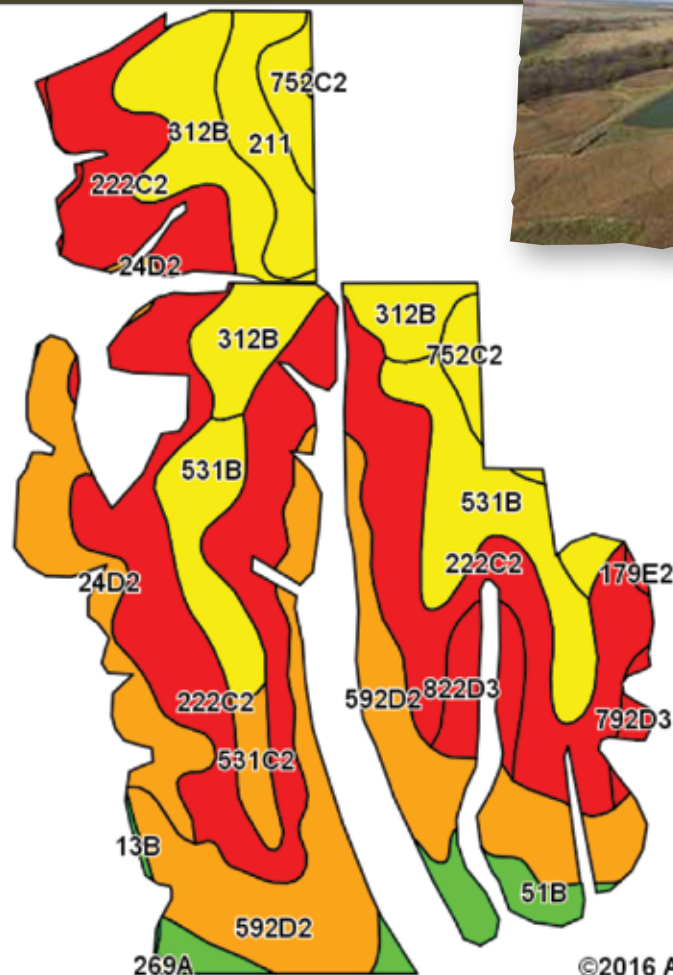
### TRACT 1 LEGAL DESCRIPTION

The NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Section 31; the SW ¼ of the SE ¼ and the E ½ of the SW ¼ Except Parcel B in Section 30, Township 69 North, Range 19 West in Appanoose County, Iowa. Exact legal description will be taken from abstract.

### APPANOOSE COUNTY PARCEL ID

170184002360000, 170184003010000, 170184002350000, 170184002380000, 170184002480000, and 170184002460000

\* FSA Cropland Acres may vary from Actual Tillable Acres



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Area Symbol: IA007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	41.19	36.9%		IVw	34	25
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	19.97	17.9%		IVe	49	5
312B	Seymour silt loam, 2 to 5 percent slopes	13.67	12.2%		IIIe	64	60
531B	Kniffin silt loam, 2 to 5 percent slopes	13.02	11.7%		IIIe	55	58
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	7.52	6.7%		IIIe	45	48
211	Edina silt loam, 0 to 1 percent slopes	4.33	3.9%		IIIw	59	60
51B	Vesser silt loam, 2 to 5 percent slopes	4.00	3.6%		IIw	75	65
822D3	Lamoni soils, 9 to 14 percent slopes, severely eroded	2.83	2.5%		Vle	5	5
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	2.17	1.9%		IIIe	68	35
531C2	Kniffin silt loam, 5 to 9 percent slopes, moderately eroded	1.68	1.5%		IIIe	46	32
792D3	Armstrong soils, 9 to 14 percent slopes, severely eroded	0.65	0.6%		Vle	5	5
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.23	0.2%		IVe	29	15
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.18	0.2%		IIw	79	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.15	0.1%		Vle	24	33
269A	Humeston silt loam, 0 to 2 percent slopes	0.08	0.1%		IIIw	70	58
Weighted Average						46	33.7

Not able to make it to the live auction, but still want to bid from your computer or smartphone? 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 phone.

For more information and photos, please visit  
PeoplesCompany.com and look up listing #13529.

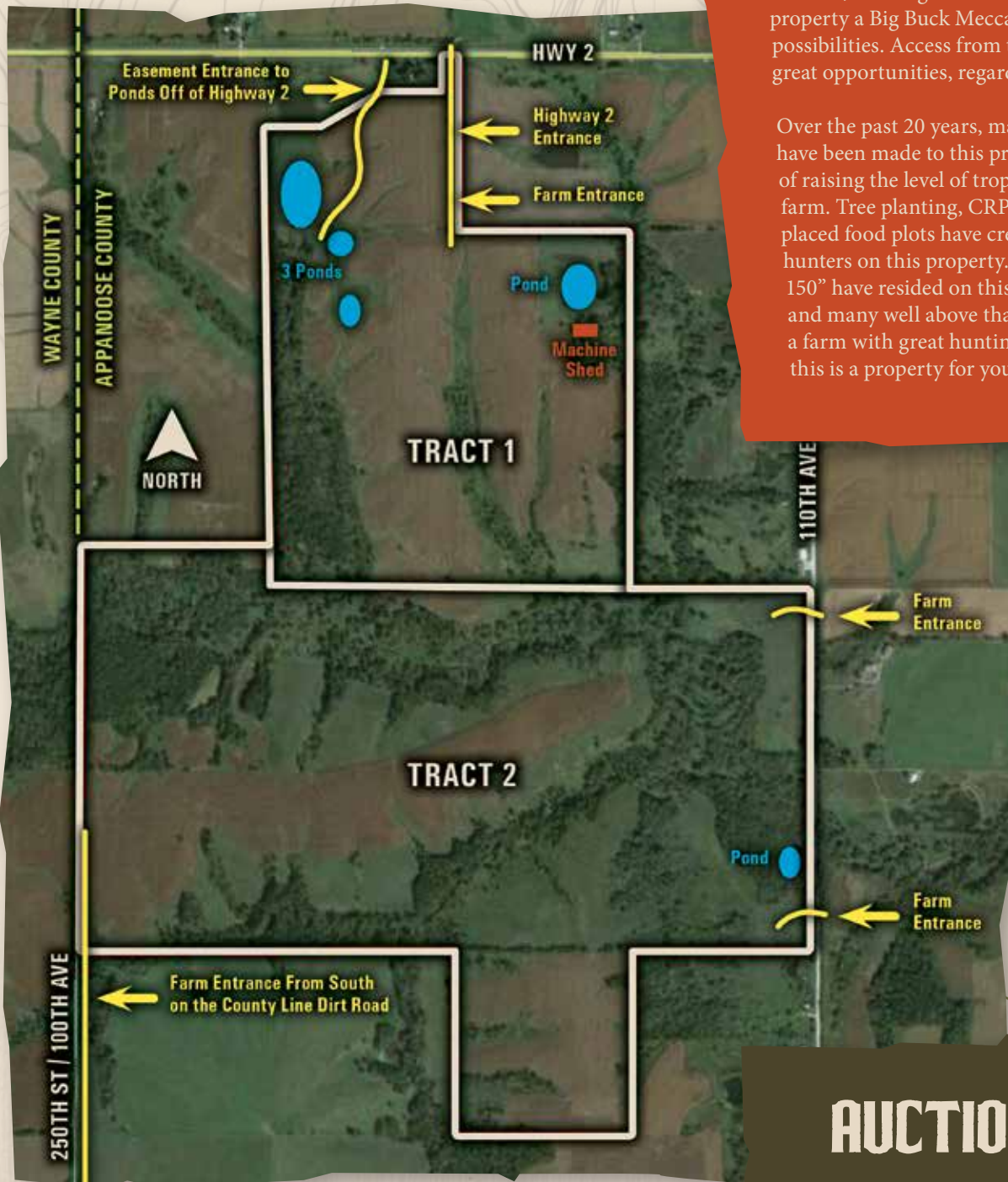


Area Symbol: IA007, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR3**
531B	Kniffin silt loam, 2 to 5 percent slopes	15.75	15.2%		IIIe	55	58
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	13.20	12.7%		IVw	34	25
993D3	Armstrong-Gara complex, 9 to 14 percent slopes, severely eroded	10.18	9.8%		VIe	19	15
222C3	Clarinda soils, 5 to 9 percent slopes, severely eroded	8.52	8.2%		VIe	36	15
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	6.72	6.5%		IIIe	23	21
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	6.08	5.9%		IIIe	24	26
312B	Seymour silt loam, 2 to 5 percent slopes	6.00	5.8%		IIIe	64	60
531C2	Kniffin silt loam, 5 to 9 percent slopes, moderately eroded	5.76	5.5%		IIIe	46	32
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	3.91	3.8%		IVe	49	5
752C2	Lineville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	3.88	3.7%		IIIe	68	35
425C	Keswick loam, 5 to 9 percent slopes	3.65	3.5%		IIIe	27	28
51B	Vesser silt loam, 2 to 5 percent slopes	3.07	3.0%		IIw	75	65
452B	Lineville silt loam, 2 to 5 percent slopes	2.86	2.8%		IIIe	0	50
132C2	Weller silt loam, 5 to 9 percent slopes, moderately eroded	2.07	2.0%		IIIe	62	40
531C	Kniffin silt loam, 5 to 9 percent slopes	1.92	1.8%		IIIe	52	36
261	Appanoose silt loam	1.89	1.8%		IIIw	41	54
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	1.86	1.8%		IIIe	36	30
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.56	1.5%		IVe	38	43
592D3	Mystic soils, 9 to 14 percent slopes, severely eroded	1.34	1.3%		VIe	5	5
269A	Humeston silt loam, 0 to 2 percent slopes	1.29	1.2%		IIIw	70	58
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.74	0.7%		IVe	29	15
792D3	Armstrong soils, 9 to 14 percent slopes, severely eroded	0.64	0.6%		VIe	5	5
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.53	0.5%		VIe	24	33
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	0.22	0.2%		IIIe	56	35
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.18	0.2%		IIw	79	68
Weighted Average						39.9	33.5



# 572.22

**ACRES M/L • 2 TRACTS**



## HUNTING

Appanoose County is one of the top 10 trophy buck producing counties in Iowa and this property is one of the reasons! Every trophy hunter knows that the key to close range deer hunting is funnels. This farm should be called The Funnel Farm, because of its layout. The mixture of CRP, timbered draws, wooded creek bottoms, bedding areas and agriculture fields, make this property a Big Buck Mecca with dozens of key stand possibilities. Access from three sides allows hunters great opportunities, regardless of wind directions.

Over the past 20 years, many hunting improvements have been made to this property, with the single goal of raising the level of trophy bucks and turkeys on this farm. Tree planting, CRP programs and strategically placed food plots have created a utopia for wildlife and hunters on this property. Countless deer scoring over 150" have resided on this property in the past 10 years and many well above that mark. If you are looking for a farm with great hunting and fishing, plus income, this is a property for you!



**LISTING  
#13529**

## AUCTION DETAILS

Tuesday 10:00 AM | April 5th, 2016  
Seymour Community Center  
135 N 5th St | Seymour, IA 52590

Online Bidding Available:  
Bid on this land auction from  
your computer or smartphone!

### AGENTS

Jared R. Chambers: 641.414.0234  
Jared@PeoplesCompany.com

Steve Bruere: 515.240.7500  
Steve@PeoplesCompany.com



APRIL 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					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	29	30



# TERMS & CONDITIONS



**Farm Lease:** Farm is cash rented for crop year 2016. All cash rent payments for 2016 will go to successful buyer of each tract.

**Hunting Lease:** No hunting leases currently in place.

**Sale Method:** This property will be offered in three separate tracts on the day of the auction: Tract 1 (193.98 acres m/l), Tract 2 (378.24 acres m/l), and Tract 3 will be Tracts 1 and 2 combined (572.22 acres m/l). All bids will be on a per acre basis. Purchase price for each tract will be calculated by multiplying the number of surveyed acres per tract by the final bid dollar amount per acre realized at the auction.

**Closing:** Closing will take place on or around Thursday, May 5, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession will be granted at closing, subject to tenant's rights. Full possession of the cropland will be May 5, 2016.

**Earnest 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 Trust Account.

**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.

**Minerals:** All mineral interests owned by Seller, if any, will be conveyed to the Buyer.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

**Online Bidding:** Peoples Company and/or Seller will not be held liable in case of internet failure during online bidding process. Internet signal can vary depending on location.

**Auctioneer:** Jared R. Chambers

**Other Auction Terms:** 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 or guarantees, expressed or implied, made by the Auctioneer or the Seller. Seller reserves the right to accept or reject any and all bids. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**Disclaimer:** All field boundaries are presumed to be accurate according to the best available information and knowledge of Seller and Peoples Company. We have obtained this information from sources we believe to be reliable. Overall tract acres, tillable acres, CRP acres, etc. may vary from figures stated in the marketing materials. Buyer and his/her tax and legal advisors should conduct their own investigation of the property prior to bidding at the auction.

Not able to make it to the live auction, but still want to bid from your computer or smartphone? 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 phone.

For more information and photos, please visit  
[PeoplesCompany.com](http://PeoplesCompany.com) and look up listing #13529.



## DIRECTIONS TO THE PROPERTY

From the intersection of Hwy 2 and Hwy S56 / 255th Street in Promise City, travel east on Hwy 2 approximately 3 miles. Entrance to Tract 1 is on the south side of Hwy 2 (look for Peoples Company sign). For Tract 2, continue east on Hwy 2 an additional 0.5 miles to 110th Avenue. Turn south on 110th Avenue and continue 0.75 miles. North entrance of Tract 2 located on the west side of 110th Avenue. South entrance is located an additional 0.45 miles south on 110th Avenue.



[www.PeoplesCompany.com](http://www.PeoplesCompany.com) • 855.800.LAND

## AGENTS

Jared R. Chambers: 641.414.0234  
[Jared@PeoplesCompany.com](mailto:Jared@PeoplesCompany.com)

Steve Bruere: 515.240.7500  
[Steve@PeoplesCompany.com](mailto:Steve@PeoplesCompany.com)

