



Madison County Farmland Auction

In the family for over 55 years – here's your opportunity to lay claim to the rolling hills of western Madison County. Whether you're interested in the CRP income or tillable farmland, running livestock on high quality pasture, fishing and recreation, or simply the surrounding views – this property offers several diverse uses for any buyer.

MONDAY, AUGUST 14

2:00 PM

MADISON COUNTY FAIRGROUNDS

JACKSON BUILDING

1146 W. SUMMIT STREET

WINTERSSET, IOWA

THE FARM WILL BE OFFERED IN THREE TRACTS. TRACT 1, TRACT 2, AND TRACT 3, WHICH IS A COMBINATION OF TRACTS 1 AND 2.

221Acres
M/L

TRACT 1: 40 ACRES M/L
Elmwood Avenue & 230th Lane, Winterset, IA 50273

Tract 1 consists of 40 acres m/l of which 29.42 acres are FSA tillable and carry a CSR2 of 41.9. The remainder of the land consists of timber and a creek. Soil types include Sharpsburg and Shelby Clay Loams. Farm is located in Section 3 of Webster Township, Madison County, Iowa.

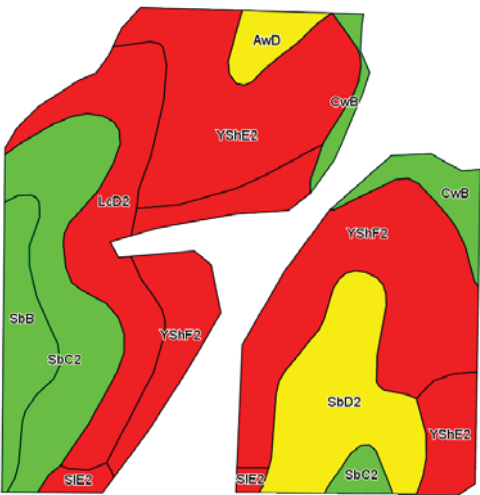
FARM DETAILS
DCP Cropland Acres: 29.42
Corn Base: 29.42 Acres with a PLC Yield of 100

DIRECTIONS
From Winterset, Iowa: Travel west out of Winterset, Iowa on Highway 92 for 6.4 miles until Elmwood Avenue. Turn left (south) on Elmwood Avenue for 3/4 mile and Tract 1 will be located on your right (west). Look for signs.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
YShF2	Shelby clay loam	7.79	26.5%		20
YShE2	Shelby clay loam	5.94	20.2%		35
SbC2	Sharpsburg silty clay loam	4.22	14.3%		80
LcD2	Lamoni clay loam	3.92	13.3%		10
SbD2	Sharpsburg silty clay loam	3.62	12.3%		54
SbB	Sharpsburg silty clay loam	1.58	5.4%		90
CwB	Colo	1.27	4.3%		80
AwD	Arbor loam	0.69	2.3%		60
SIE2	Shelby-Lamoni complex	0.39	1.3%		27
Weighted Avg					41.9



TRACT 2: 181 ACRES M/L
Elmwood Avenue, Winterset, IA 50273

Tract 2 consists of 181 acres m/l including 119.67 FSA cropland acres carrying a CSR2 of 54.8 of which 97.8 acres are enrolled into CP1 and CP25 CRP programs paying \$19,400 annually through 2023. Additionally, there are 6.49 acres currently in row crop production. The remainder of the farm is currently in pasture/hay with three ponds and good interior and exterior fences. Additionally, this property offers a 42' x 40' utility building built in 2002 and two smaller grain bins. Farm is located in Section 2 of Webster Township, Madison County, Iowa.

FARM DETAILS
FSA Cropland Acres: 119.67
Corn Base: 21.87 Acres with a PLC Yield of 100

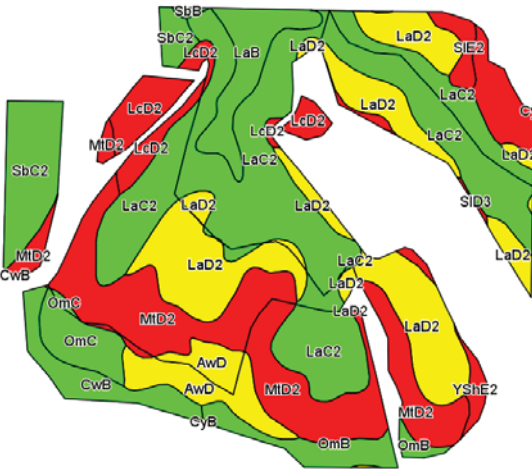
CRP INFORMATION
97.8 acres enrolled into CP1 and CP25 programs paying \$198.36 per acre or \$19,400 annually through 2023

DIRECTIONS
From Winterset, Iowa: Travel west out of Winterset, Iowa on Highway 92 for 6.4 miles until Elmwood Avenue. Turn left (south) on Elmwood Avenue for 1/2 mile and Tract 2 will be located on your left (east). Look for signs.



TILLABLE SOILS - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2
LaC2	Ladoga silt loam	36.11	30.2%		78
LaD2	Ladoga silt loam	22.40	18.7%		52
MtD2	Mystic loam	21.91	18.3%		6
SbC2	Sharpsburg silty clay loam	6.84	5.7%		80
LcD2	Lamoni clay loam	5.76	4.8%		10
AwD	Arbor loam	5.37	4.5%		60
LaB	Ladoga silt loam	4.75	4.0%		86
YShE2	Shelby clay loam	4.09	3.4%		35
CwB	Colo	3.77	3.2%		80
OmB	Olmitz loam	3.69	3.1%		89
OmC	Olmitz loam	3.32	2.8%		85
SIE2	Shelby-Lamoni complex	1.25	1.0%		27
SbB	Sharpsburg silty clay loam	0.20	0.2%		90
SID3	Shelby-Lamoni complex	0.12	0.1%		26
CyB	Colo-Ely silty clay loams	0.09	0.1%		57
Weighted Avg					54.8



ALSO SELLING

Farm Machinery and Equipment, Tools and Collectibles at a live auction at the farm on Sunday, August 13th at Noon. Don't miss it! Contact Jared Chambers with Chambers Auction & Appraisal for more details: 641-414-1234.



LISTING #13935 | PEOPLES COMPANY.COM

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AUGUST 2017						
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	31		

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AUCTION TERMS & CONDITIONS

SALE METHOD: Farm will be offered in three tracts. Tract 1, Tract 2, and Tract 3, which is a combination of Tracts 1 and 2.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Madison County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company.

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 about Friday, September 22, 2017. 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 farm will be granted on November 1, 2017, subject to tenant's rights. Full possession of the farm will be on March 1, 2018.

FARM LEASE: The current farm lease has been terminated. Farm will be open for the 2018 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.

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

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.