

**LAND AUCTION**

**208.47**

**ACRES M/L**

**GUTHRIE COUNTY**

**IOWA**

**Friday, September 22, 2017 | 10:00 A.M.**

**Panora Community Center | 115 W. Main Street | Panora, Iowa**

**LUNDBERG**



# GUTHRIE COUNTY LAND AUCTION

Friday, September 22, 2017 | 10:00 A.M.

Panora Community Center | 115 W. Main Street | Panora, Iowa



Peoples Company is proud to offer a rare opportunity to own one of the highest quality farms in Guthrie County, Iowa. This historically award-winning farm has been in the Lundberg family for a long time and the first time offered for sale to the public for almost 40 years. The care and stewardship this farm has received over the years has made this a showcase farm. Grain markets are close with options between an ethanol plant, variety of elevators, and livestock facilities that purchase grain locally.

The farm consists of 208.47 acres m/l with nearly 100% of the farm being tillable and a CSR2 of 87. This highly productive farm will be offered in two tracts through the "Choice" auction method. Tract 1 consists of 100.29 acres m/l with an estimated 99.68 tillable acres and a CSR2 of 86.1. Tract 2 consists of 108.18 acres m/l that is all tillable with a CSR2 of 87.4. Property is located 4 miles south of Panora in Sections 21 and 28 of Jackson Township with easy access via paved roads on three sides. The farm lease has been terminated and will be available to the Winning Bidder as soon as the 2017 crops are removed. Tile has been installed on both tracts and tile maps are available showing location for more recently installed drainage tile located on Tract 2.

*An electric line easement with ITC Midwest has been signed by the Seller and placed on Tract 2. The electric line will be in the fence row along the south boundary of this tract. The project is currently scheduled to take place in the Spring of 2018. Seller will retain any initial payments received and the Winning Bidder will receive any crop damage payments. Contact agent for details.*



**LISTING AGENT:** Matt Adams: 515.423.9235, Matt@PeoplesCompany.com



For more information, including drone video, look up listing #13971 on our website: [PeoplesCompany.com](http://PeoplesCompany.com)



# AUCTION TERMS & CONDITIONS

**SALE METHOD:** Farm will be offered in two individual tracts through a "Choice" Auction Sale Method.

**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 Tuesday, November 7th, 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 at closing, subject to tenant's rights.

**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 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.





# GUTHRIE COUNTY LAND AUCTION

Friday, September 22, 2017 | 10:00 A.M.

## TRACT 1: 100.29 ACRES M/L

### CO ROAD P28 & CO ROAD F51, PANORA, IA 50216

Tract 1 consists of 100.29 acres m/l with an estimated 99.68 tillable acres and a CSR2 of 86.1. Farm is located just south of Panora in Section 21 of Jackson Township. Great access by paved highway Co Rd P28 / Wagon Road to the north and west of property and gravel road Trace Lane to the west. We are told there are drainage tile lines working on this tract but maps are unavailable.

#### LEGAL DESCRIPTION

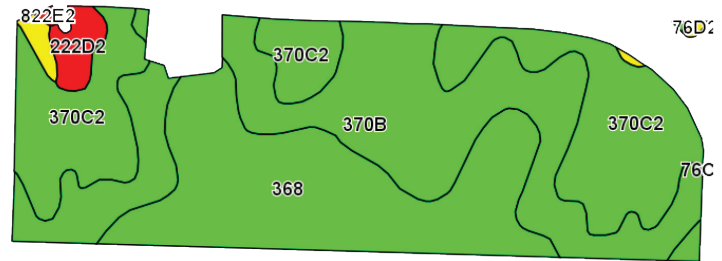
The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4), and the West 35 acres of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), and the East 37 1/2 acres of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), except Parcel "A" of said SE1/4 of the SW1/4, of Section 21; all in Township 79 North, Range 30 West of the 5th P.M., Guthrie County, Iowa. Full legal description to be taken from abstract.

#### DIRECTIONS

From Panora, Iowa: Travel south out of Panora, Iowa on East 3rd Street continuing to CO Road P28 / Wagon Road for 4.4 miles. Farm will be located on the right side of the road after reaching Trace Lane. Look for signs.

## TILLABLE SOILS MAP (CSR2):

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
370B	Sharpsburg silty clay loam	35.95	36.0%		90	87
368	Macksburg silty clay loam	30.27	30.3%		94	95
370C2	Sharpsburg silty clay loam	30.25	30.3%		80	67
222D2	Clarinda silty clay loam	2.14	2.1%		17	10
370D2	Sharpsburg silty clay loam	0.82	0.8%		54	57
76D2	Ladoga silt loam	0.32	0.3%		52	52
822E2	Lamoni silty clay loam	0.18	0.2%		5	5
Weighted Average					86.1	81.2



## TRACT 2: 108.18 ACRES M/L

### CO ROAD P28 & CO ROAD F51, PANORA, IA 50216

Tract 2 consists of 108.18 acres m/l that is all tillable with a CSR2 of 87.4. Farm is located just south of Panora in Section 28 of Jackson Township. Great access by paved highway Co Rd F51 / Montith Road located to the south, paved road Co Rd P28 / Wagon Road to the east, and gravel road Trace Lane to the west. There is drainage tile on this farm with maps available to show location for part of the tile.

#### LEGAL DESCRIPTION

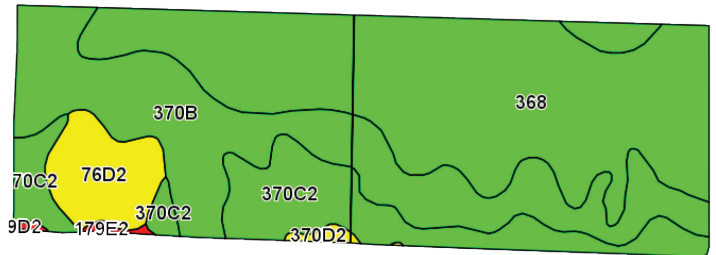
The East 65 acres of the North Half (N1/2) of the Northeast Quarter (NE1/4), the East 37 1/2 acres of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the West 15 acres of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 28; all in Township 79 North, Range 30 West of the 5th P.M., Guthrie County, Iowa. Full legal description to be taken from abstract.

#### DIRECTIONS

From Panora, Iowa: Travel south out of Panora, Iowa on East 3rd Street continuing to CO Road P28/Wagon Road for 4.4 miles. Farm will be located on the right side of the road after reaching Trace Lane. Look for signs.

## TILLABLE SOILS MAP (CSR2):

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
368	Macksburg silty clay loam	50.26	46.5%		94	95
370B	Sharpsburg silty clay loam	33.25	30.7%		90	87
370C2	Sharpsburg silty clay loam	16.68	15.4%		80	67
76D2	Ladoga silt loam	6.95	6.4%		52	52
370D2	Sharpsburg silty clay loam	0.58	0.5%		54	57
179E2	Gara loam	0.46	0.4%		35	33
Weighted Average					87.4	85





12119 Stratford Drive, Suite B  
Clive, Iowa 50325

**PeoplesCompany.com**

## SEPTEMBER

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

### LISTING AGENT:

**Matt Adams: 515.423.9235**  
**Matt@PeoplesCompany.com**

Follow Us!

**Buy land, they're not making it anymore. - Mark Twain**

# GUTHRIE COUNTY LAND AUCTION

**Friday, September 22, 2017 | 10:00 A.M.**

**Panora Community Center | 115 W. Main Street | Panora, Iowa**