

Lucas County
**LAND
AUCTION**

**PC PEOPLES
COMPANY**
INNOVATIVE. REAL ESTATE. SOLUTIONS.

282
Acres M/L



Online Bidding Available

**OCTOBER 24
2:00 PM**

**Lake View Golf & Country Club
21897 480th Street
Chariton, IA 50049**



Listing #13994

Listing Agent Adam Curran: 641.203.2931, Adam@PeoplesCompany.com

Lucas County LAND AUCTION

Listing #13994: Offering 282 acres m/l of productive Lucas County, Iowa farmland via public auction. Farms will be offered in two individual tracts as well as a combination of the two. Both properties are located just east of Chariton, Iowa in Section 27 of English Township.

Tract 1 is 81.4 acres m/l. This is an opportunity to own one of the most picturesque farms in Lucas County. Located on Hwy 34 and only two miles outside of the Chariton city limits this 81.4 acre tract offers endless opportunity. With 72.85 FSA cropland acres currently in grass hay and the balance in timber this property offers good income potential. Maybe more important are the views and building potential that this farm offers. From the center of this tract you find a view of Lake Ellis as well as Lucas County timber. With both water and electric at the highway, this would offer some of the best building sites in the county.

Farm Details: 72.85 cropland acres

Tract 2 is 201.48 acres m/l and would be considered one of the best combination farms in southern Iowa. You could put together a book on what this farm offers. With 115.32 FSA tillable acres, four ponds full of fish, and some of the most outstanding southern Iowa timber you will find. Currently tillable acres are split with 60.58 acres in a corn and soybean rotation and the balance in alfalfa hay. Ponds offer a combination of fish with Bass, Crappie, Bluegill, Sunfish, and Catfish. Timber and grasslands offer trophy whitetail, turkey, and a growing small bird population. With all of that said, this outstanding 201.48 acre tract offers lake views, a highway location, and utilities!

Farm Details: 115.32 cropland acres
Oats: .60 base acres with a PLC yield of 41
Corn: 41.7 base acres with a PLC yield of 119
Soybeans: 19 base acres with a PLC yield of 38

Directions: From Chariton, travel east on Highway 34 for two miles. Both Tract 1 and 2 will be located on the north side of the road.

Reserved Items: Cabin above pond to be reserved from the auction of the real estate.



Tract 1

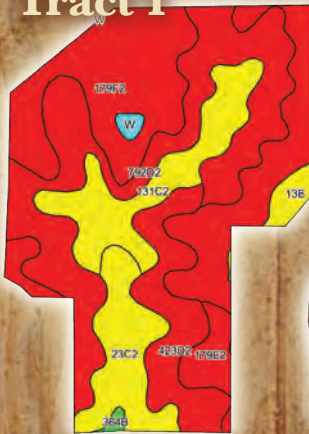


Tract 2

Tract 1 Tillable Soils - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
179F2	Gara clay loam	26.86	33.5%		11	13
792D2	Armstrong clay loam	22.28	27.8%		5	13
131C2	Pershing silty clay loam	9.83	12.3%		62	45
423D2	Bucknell silty clay loam	8.49	10.6%		7	13
23C2	Arispe silty clay loam	7.74	9.6%		62	50
179E2	Gara clay loam	2.64	3.3%		23	33
13B	Zook-Olmitz-Vesser complex	1.62	2.0%		68	53
W	Water	0.47	0.6%		0	0
364B	Grundy silty clay loam	0.30	0.4%		72	75
Weighted Average					21.8	22.1

Tract 1



Tract 2



Tract 2 Tillable Soils - CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
364B	Grundy silty clay loam	17.47	17.3%		72	75
23C2	Arispe silty clay loam	13.98	13.9%		62	50
423D2	Bucknell silty clay loam	13.25	13.1%		7	13
179F2	Gara clay loam	13.21	13.1%		11	13
23C	Arispe silty clay loam	11.79	11.7%		66	55
792D2	Armstrong clay loam	8.37	8.3%		5	13
131C	Pershing silt loam	7.28	7.2%		65	49
179E2	Gara clay loam	5.40	5.4%		23	33
822D2	Lamoni silty clay loam	3.72	3.7%		29	15
222C2	Clarinda silty clay loam	3.51	3.5%		34	25
13B	Zook-Olmitz-Vesser complex	2.81	2.8%		68	53
Weighted Average					41.7	39.1

Listing Agent

Adam Curran: 641.203.2931
Adam@PeoplesCompany.com

More Info

Look up Listing #13994 on our website PeoplesCompany.com

Terms & Conditions

Sale Method: This property will be offered as two individual tracts. Tracts will then be combined and offered as a third tract of the total acres.

Farm Program Information: Farm Program Information is provided by the Lucas County Farm Service Agency and does not reflect recent changes in ownership. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, tillable acres, etc. are subject to change when the farms are reconstituted by the Lucas County Farm Service Agency.

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 between January 1, 2018 and March 1, 2018 subject to buyer's discretion. 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: Farm is currently leased through February 28, 2018. Call agent for lease details.

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.

TUESDAY, OCTOBER 24 • 2:00 PM

Lake View Golf & Country Club • 21897 480th Street • Chariton, IA 50049

Lucas County LAND AUCTION

Peoples Company
12119 Stratford Dr, Ste B
Clive, IA 50325

October 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				

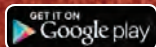
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Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



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