

Marion County **Land Auction**



146
Acres M/L



Thursday, March 9, 2017, 10:00 am

**Pleasantville Memorial Hall Community Center
101 N Jefferson St. | Pleasantville, IA 50225**



Matt Adams
515.423.9235
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Travis Smock
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Listing #13820

Marion County Land Auction

LISTING #13820: Offering 146 acres m/1 of productive Marion County, Iowa farmland via public auction. Farms will be offered in two individual tracts. Both properties are located just west of Pleasantville, Iowa in Sections 17 and 20 of Pleasant Grove 'S' Township.

TRACT 1: 45 acres m/1 with 44.55 FSA cropland acres carrying a CSR2 of 66.4. Productive soil types include Ladoga Silt and Ely Silty Clay Loams. Farm is located just west of Pleasantville in Section 17 of Pleasant Grove 'S' Township, Marion County, Iowa.

Directions: From Pleasantville, head west on Highway G40 for 1 mile to 28th Avenue. Travel north on 28th Avenue for 0.3 miles and the farm will be on the west side of the road.

Farm Details: 44.55 Cropland Acres
Bean Base: 11.0 Acres with a PLC Yield of 44
Corn Base: 20.0 Acres with a PLC Yield of 117
Total Base Acres: 31.0
Farm is currently enrolled in ARC-CO.

TRACT 2: 101 acres m/1 with 89 FSA cropland acres carrying a CSR2 of 77.6. Great building site potential along paved Highway G40 overlooking the Coal Creek valley. Productive soil types include Colo Silty Clay, Lawson-Quiver-Nodaway Complex, Ladoga Silt and Givin Silt Loams. Farm is located just west of Pleasantville in Sections 17 and 20 of Pleasant Grove 'S' Township, Marion County, Iowa.

Directions: From Pleasantville, head west on Highway G40 for 1 mile. Farm is located on the south side of the road.

Farm Details: 89.0 Cropland Acres
Bean Base: 22.0 Acres with a PLC Yield of 44
Corn Base: 39.9 Acres with a PLC Yield of 117
Oats Base: 1.9 Acres with a PLC Yield of 45
Total Base Acres: 63.8
Farm is currently enrolled in ARC-CO.

LISTING AGENTS:

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For more information, maps and pictures please visit our website:

PeoplesCompany.com

Terms & Conditions

Sale Method: This property will be offered as two individual tracts. Tracts will not be combined at any time during the auction.

Farm Program Information: Farm Program Information is provided by the Marion 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 Marion 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 on or about April 12, 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: Farm is currently leased through February 28, 2018. Call agent(s) 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.



TRACT 1

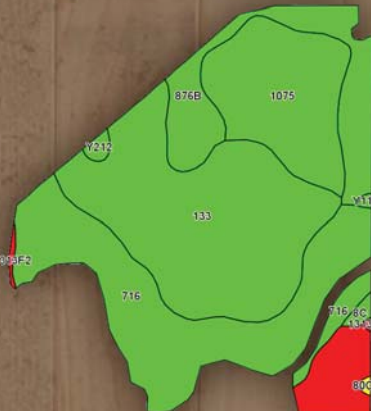


Tract 1 Tillable Soils - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2
76C2	Ladoga silt loam	21.68	48.7%		Ille	75
76D2	Ladoga silt loam	17.45	39.2%		Ille	49
Y428B	Ely silty clay loam	5.36	12.0%		Ile	88
716	Lawson-Quiver-Nodaway	0.06	0.1%		llw	78
Weighted Average						66.4



TRACT 2



Tract 2 Tillable Soils - CSR2

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2
133	Colo silty clay loam	30.84	34.7%		llw	78
716	Lawson-Quiver-Nodaway	25.41	28.6%		llw	78
1075	Givin silt loam	15.27	17.2%		lw	84
876B	Ladoga silt loam	11.22	12.6%		Ile	86
1313D2	Munterville silt loam	4.77	5.4%		Vle	34
Y212	Kennebec silt loam	0.47	0.5%		lw	91
8C	Judson silty clay loam	0.44	0.5%		Ile	87
1313F2	Munterville silt loam	0.22	0.2%		Vlle	5
Y11B	Colo	0.15	0.2%		llw	80
80C2	Clinton silt loam	0.14	0.2%		Ille	69
1313E2	Munterville silt loam	0.07	0.1%		Vle	22
Weighted Average						77.6

Online Bidding Available

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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March 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	

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

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Listing Agents

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