

**Listing #14079**

[PeoplesCompany.com](http://PeoplesCompany.com)

# WARREN COUNTY IOWA

## AUCTION DETAILS

**Warren County Land Auction**

**80.00 Acres M/L**

**Being sold as choice, with the option  
to take one or both tracts.**

**Friday, February 23, 2018**

**10:00 AM**

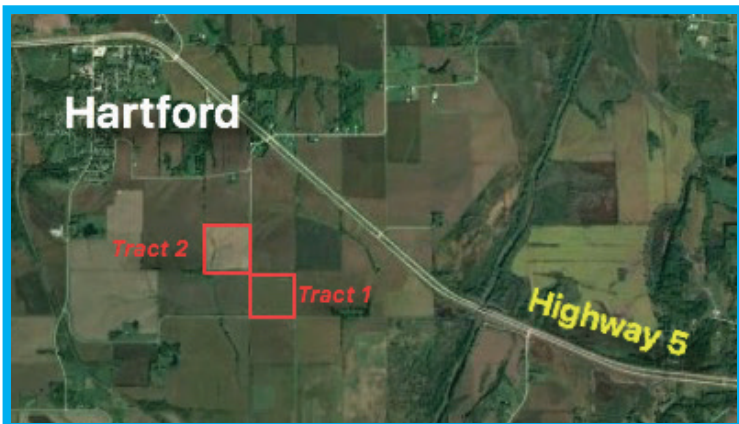
## SELLERS

**Gordon Smith Iowa Farm Trust**

## AUCTION LOCATION

**Hartford Sportsman Club**

**110 W. Elm Street**



## DESCRIPTION

Offering 80 acres M/L of highly productive Warren County Farmland to be sold in 2 tracts at public auction on Friday February 23, 2018 at the Hartford Sportsman's Club in Hartford Iowa. The auction will start at 10:00 AM.

## LEGAL DESCRIPTION

40 m/l acres located in the SW 1/4 NW 1/4 of Section 27 Township 77 North Range 22 West of the fifth PM exact legal taken from the abstract.

## FARM PROGRAM INFORMATION

Farmland acres 75.77

Corn Base acres 55.4 Yield 147

Cropland acres 73.13

Bean Base acres 1.7 Yield 54



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## AGENT

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# 40

ACRES M/L

## TRACT ONE

ELK HORN ST

220TH AVE



Area Symbol: IA181, Soil Area Version: 22

CODE	SOIL DESCRIPTION	ACRE	FIELD %	CSR2 LEGEND	NON IRR CLASS *c	CSR2
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	22.07	59%		Ile	95
T120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.50	33.4%		IIle	87
T119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	2.40	6.4%		Iw	100
120B	Tama silty clay loam, 2 to 5 percent slopes	0.42	1.1%		Ile	95

Weighted Average: 92.6

### DESCRIPTION

Tract 1 consists of 40 acres M/L including approximately 37.24 tillable acres with a CSR2 of 92.6. The farm consists of high quality Tama and Muscatine soils. The tillable ground is open for 2018. Located just 3/4 of a mile off of Highway 5 on the east edge of Hartford Iowa this farm would also make a excellent building site or development location with just a short commute to Des Moines.

### DIRECTIONS

From the corner of 220th street and Highway 5 on the east edge of Hartford Iowa go south 3/4 of a mile and the farm will be on the east side to the road.

### DETAILS

220th Ave, Hartford, IA 50118  
Warren County, Iowa

40.00 acres m/l  
Sign on Property: No  
School District: Carlisle  
General Area: Hartford  
Net Taxes: 1210.00  
CSR: 84.6  
CSR2: 92.6  
Possession: At Closing



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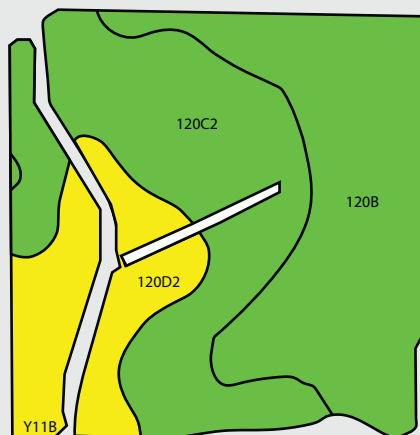
# 40

ACRES M/L

## TRACT TWO

Elk Horn St.

220th Ave.



Area Symbol: IA181, Soil Area Version: 22

CODE	SOIL DESCRIPTION	ACRE	FIELD %	CSR2 LEGEND	NON IRR CLASS *c	CSR2
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	14.67	41.2%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	14.12	39.7%		Ile	95
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	6.80	19.1%		IIIe	62

Weighted Average: 85.4

### DESCRIPTION

Tract 2 consists of 40 acres m/l including 35.89 acres tillable acres with a CSR2 of 85.4. The farm is made up entirely of high quality Tama soils. There is 35.59 acres being farmed and .3 acres currently in CRP until 2020. The tillable ground is open for the 2018 crop year. Located just 1/2 mile of Highway 5 on the Southeast edge of Hartford this property would make an excellent building spot or could have development potential with just a short commute to Des Moines.

### DIRECTIONS

From the corner of 220th Avenue and Highway 5 on the east edge of Hartford go south. Tract one will be 3/4 of a mile on the east side of the road and tract two will be just a 1/2 mile south of Highway 5 on the west side of the road.

### DETAILS

220th Ave, Hartford, IA 50118  
Warren County, Iowa

Sign on Property: No  
School District: Carlisle  
General Area: Hartford  
Net Taxes: 1072.00  
CSR: 77.8  
CSR2: 85.4  
Possession: At Closing



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# AUCTION TERMS & CONDITIONS

## AUCTION METHOD

The tracts will be offered through "Buyer's Choice" method. After the first round of bidding is complete, the high bidder will have his/her choice of one or both tracts. An additional round of bidding will take place if necessary to sell the second tract.

## FARM PROGRAM INFORMATION

Farm Program Information is provided by the Warren County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Warren County FSA and NRCS offices.

## 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, March 16, 2018. 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.

## FARM LEASE

The current farm lease has been terminated. Farm will be open for the 2018 season.

## BIDDER REGISTRATION

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

## 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.

## 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.

## 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 they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agent 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.



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