



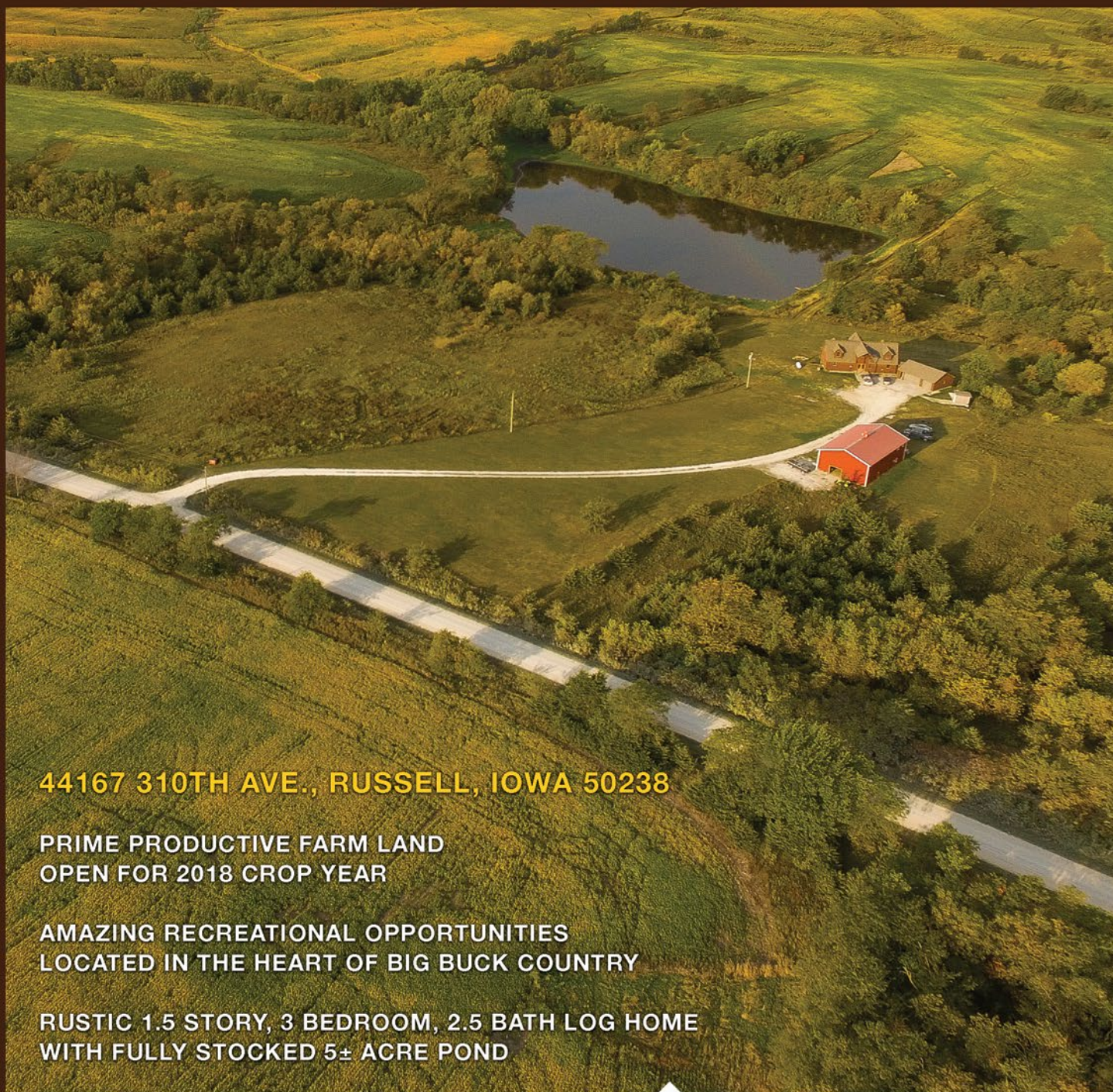
LUCAS COUNTY, IOWA

214.6± ACRES OFFERED IN 4 TRACTS

LAND AUCTION

TUESDAY, OCTOBER 24, 2017 • 2:30 PM

Auction Held at the Lake View Country Club 21897 480th Street, Chariton, Iowa 50049



44167 310TH AVE., RUSSELL, IOWA 50238

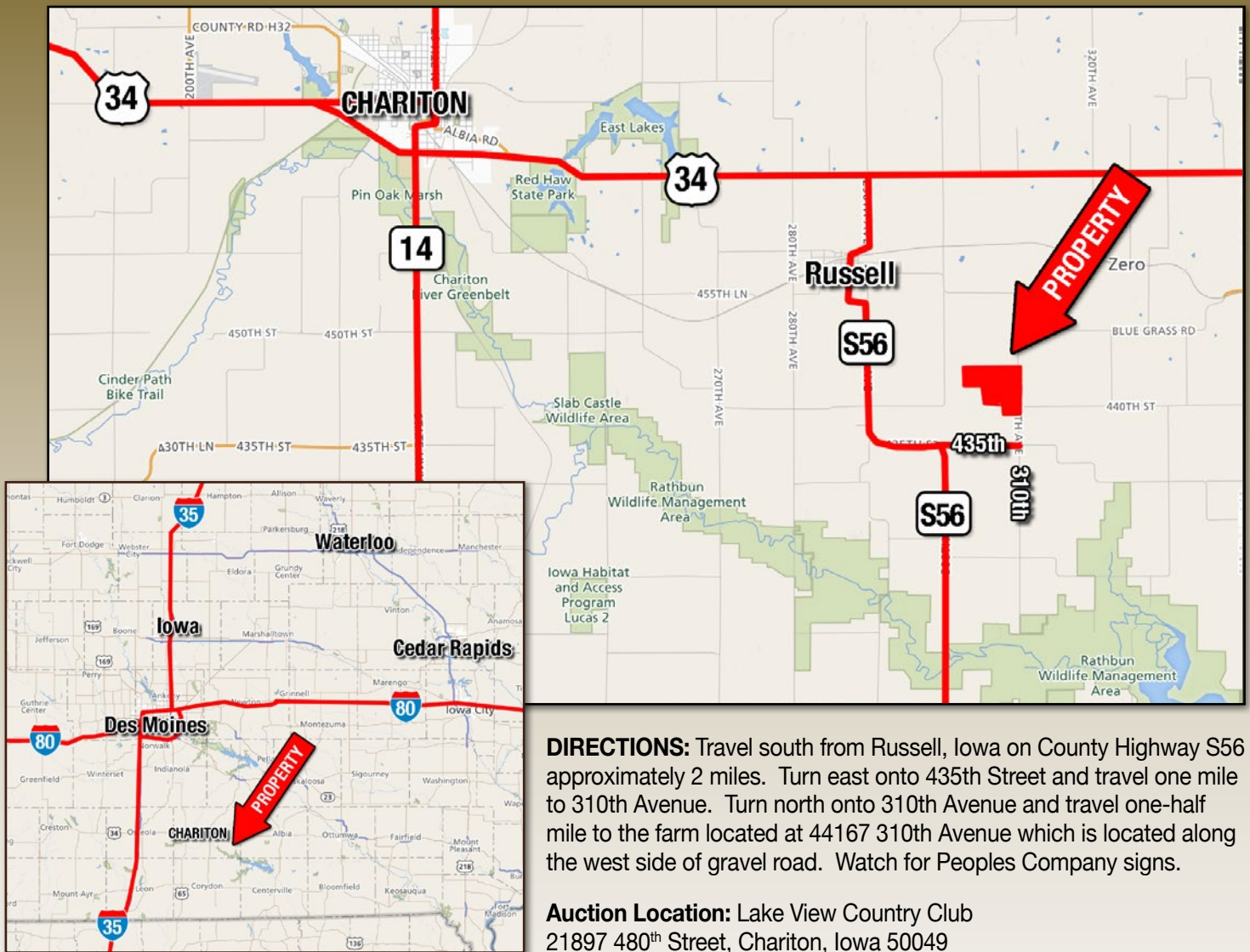
PRIME PRODUCTIVE FARM LAND
OPEN FOR 2018 CROP YEAR

AMAZING RECREATIONAL OPPORTUNITIES
LOCATED IN THE HEART OF BIG BUCK COUNTRY

RUSTIC 1.5 STORY, 3 BEDROOM, 2.5 BATH LOG HOME
WITH FULLY STOCKED 5± ACRE POND

PeoplesCompany.com

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



DIRECTIONS: Travel south from Russell, Iowa on County Highway S56 approximately 2 miles. Turn east onto 435th Street and travel one mile to 310th Avenue. Turn north onto 310th Avenue and travel one-half mile to the farm located at 44167 310th Avenue which is located along the west side of gravel road. Watch for Peoples Company signs.

Auction Location: Lake View Country Club
21897 480th Street, Chariton, Iowa 50049

Sale Method: The land will be offered in four separate tracts on the day of the auction: Tract 1 (31.5 gross surveyed acres m/l), Tract 2 (117.7 gross surveyed acres m/l), Tract 3 (65.4 gross surveyed acres m/l) and Tract 4 will be Tracts 1, 2 and 3 combined (214.6 gross surveyed acres). All bids will be on a whole dollar amount.

Farm Program Information: Farm Program Information is provided by the Lucas 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 Lucas County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment for each tract 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 the Shelton Law Firm Trust Account.

Closing: Closing will occur on or about November 28, 2017. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Closing will take place at Shelton Law Firm in Chariton, Iowa.

Possession: Full possession of the farm will be given at closing. Winning bidder of each tract will have exclusive rights to hunt the tracts they purchase once all documents are signed, earnest money is collected and

proof of insurance with this land named on their policy is provided to seller and auctioneer.

Farm Leases: Farm is open for crop year 2018. There are no current hunting leases in place.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) of each tract 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.

Septic System: Tract 1, which includes the house, does have a septic system. The successful buyer of this tract will be responsible for any and all necessary repairs including expenses, if needed, to this septic system as required by the ADLM County Sanitarian and the Iowa DNR to complete the closing of this tract.

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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge 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. Final sale is subject to court approval. Existing fences, if any, are in as-is condition and will not be updated or replaced by the sellers, nor will the sellers install any new fences to separate the tracts of land. A new crossing will need to be installed on tract 3 to gain access to the west side of farm. The cost for this will be at the new owners expense. Please contact auctioneer for more details.

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 in the marketing material and will be subject to change. Buyer(s) should perform their 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.

Brokers Protected: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

Sellers: Dan Dow and Shantel Dow



LUCAS COUNTY, IOWA

214.6± ACRES OFFERED IN 4 TRACTS

TRACT 1: 31.5± ACRES | LOG HOME - 44167 310TH AVE., RUSSELL, IOWA 50238

Overlooking a fully stocked 5 acre m/l pond sits this rustic 1.5 story, 3 bedroom, 2.5 bath log home built in 2004. This home boasts 2260 sq. feet of main living area and includes a full walk-out basement that is partially finished, ready for your final design. An attached 24' x 34' three car garage adjoins this house via an enclosed breezeway. Walk into the front door and be overwhelmed by the grand entrance leading into the open floor plan with the living room and a vaulted ceiling that will take your breath away. With a wrap-a-round deck overlooking the pond, you will be able to enjoy the wildlife and some of the best views southern Iowa has to offer. Just a short distance away is a 36' x 60' pole barn with electric and concrete that has a "Man-Cave" ready for him to enjoy, a shop area with loft and a partial basketball court in the main area of shed ready for the family to play. Put your personal touches into this home and have your dream home or hunting lodge ready for family and friends. All of this is nestled on 31.5 surveyed gross acres with timbered draws and ditches with areas for food plots, all perfect for the hunter or outdoors enthusiast.

A public open house will be held on Saturday, October 14th from 10:00 am to 2:00 pm. Contact the auctioneer to schedule an appointment to view this house on other dates. Sellers request a 24 hour notice to view the house.



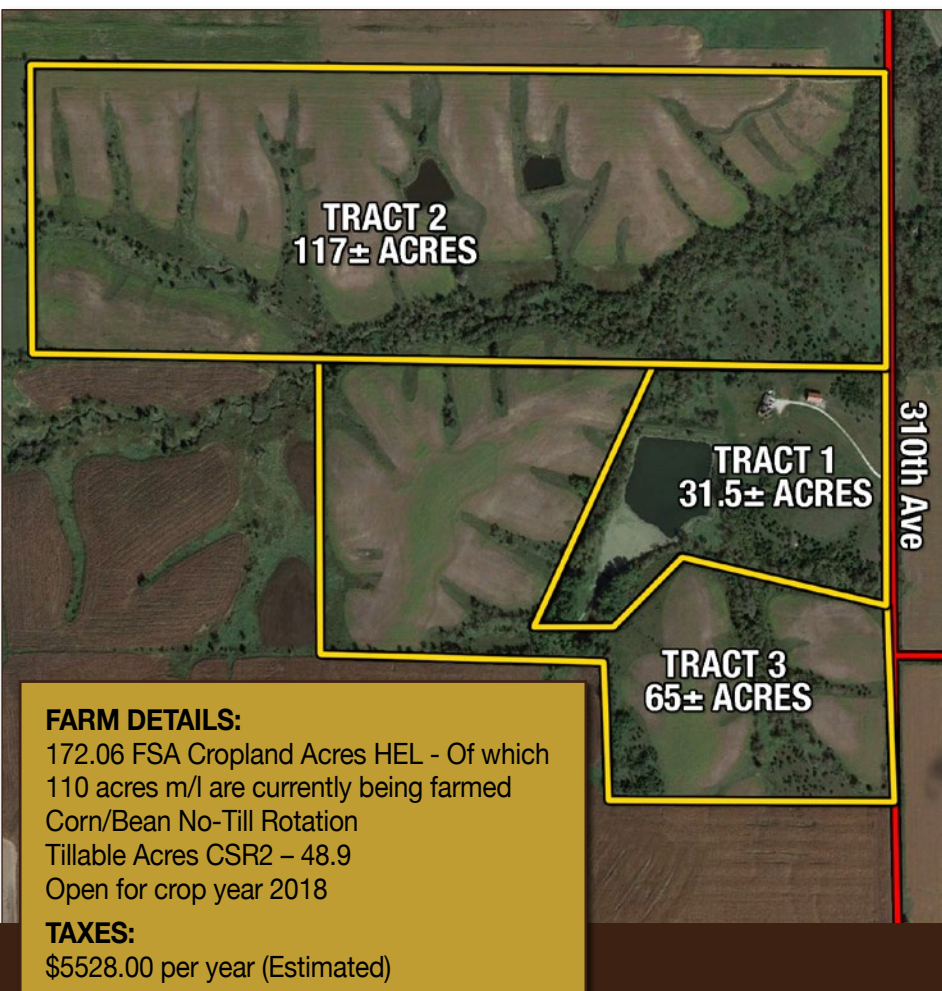
LAND AUCTION

Located in the heart of big buck country and just minutes from Rathbun Lake, this 214 acre Lucas County, Iowa farm offers spectacular views of the wildlife from the back deck of the rustic log home, income producing acres and many other recreational opportunities.

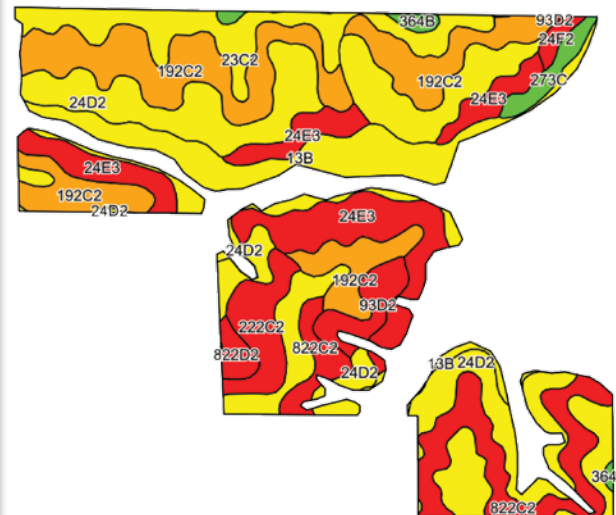
The farm consists of 214.6 surveyed acres and will be offered in three individual tracts and then as a combination of the entire farm. With 172.06 total FSA Cropland Acres carrying an average CSR2 of 48.9 on the tillable acres with 110 acres m/l currently being farmed in a corn and bean rotation. This unique property offers good income for the area and plenty of food and habitat to produce mature bucks.

Most deer hunters know that the keys to producing big bucks are the following: genetics, food and habitat. This farm has all 3 of them! According to the latest Iowa DNR records, Lucas County has produced many trophy whitetail bucks including: #1 Shotgun Typical, #2 Shotgun Non-Typical, #5 Bow Non-Typical, #6 Crossbow Non-Typical and #8 Handgun Typical. The #33 Bow Typical was harvested on THIS FARM!

Most hunters rely on "funnels" to harvest big bucks and this farm is full of natural funnels by way of timbered draws. The combination of hardwood and red cedar trees along the ditches provide adequate bedding areas for the local deer herd. The lay of this property allows hunters to access stand locations from either the north or south boundaries, which is critical with changing wind directions. There is 1 large pond and 2 smaller ponds on this farm that are stocked with walleye, channel catfish, crappie and other varieties of panfish and provide water to the deer even in drought conditions like 2017.



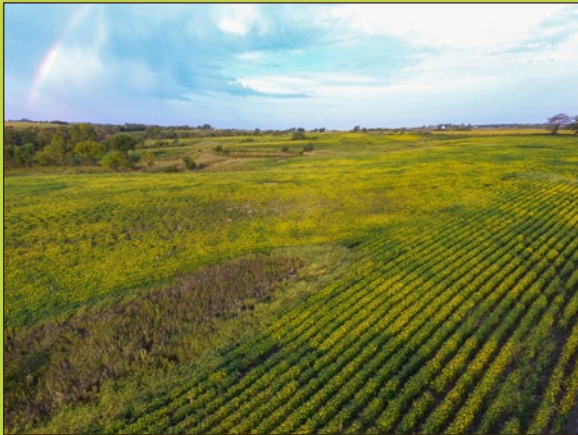
MAJOR SOIL TYPES



Code	Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
24D2	Shelby clay loam	32.87	21.8%		52	48
192C2	Adair clay loam	30.12	20.0%		48	30
23C2	Arispe silty clay loam	22.74	15.1%		62	50
24E3	Shelby clay loam	19.64	13.0%		27	35
13B	Zook-Olmitz-Vesser	17.09	11.3%		68	53
822C2	Lamoni silty clay loam	13.18	8.7%		36	30
222C2	Clarinda silty clay loam	5.49	3.6%		34	25
93D2	Shelby-Adair complex	3.64	2.4%		35	35
273C	Olmitz loam	2.21	1.5%		77	57
822D2	Lamoni silty clay loam	1.53	1.0%		29	15
Weighted Average					48.9	40.7

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TRACT 2:

Consisting of 117.7 gross surveyed acres, this tract is located just north of Tract 1 and has an estimated 86.77 FSA tillable acres (subject to reconstitution by the Lucas County FSA office) with 51.77 acres m/l currently being farmed and the remainder in timber and timbered draws and ditches. This tract carries an average CSR2 52.6 on the tillable acres. There are two fully stocked ponds ready for you to fish and multiple locations for deer stands and possible food plots. Take advantage of this tract with the income producing acres and the recreational opportunities that this southern Iowa paradise has to offer.



TRACT 3:

Income producing acres combined with multiple recreational opportunities are what makes this tract very attractive. This tract is situated just south and west of Tract 1 and consists of 65.4 gross surveyed acres. There is an estimated 55 acres m/l that is currently being farmed. The final amount is subject to reconstitution by the Lucas County FSA Office. With the timbered draws and ditches, you will find the perfect place for your deer blinds and tree stands. The new owner would be responsible for installing a new low-water crossing to gain access to the far west parcel of land. Please contact the auctioneer for details and the estimate given by Kevin Kent Construction from Lucas, Iowa to construct this new crossing.

TRACT 4: Tract 4 will be the combination of tracts 1, 2 and 3 for a combined 214.6 gross surveyed acres.

Make plans and view this exceptional property today! Contact the auctioneer for more information or to schedule a private showing. Exclusive hunting rights will be given to successful buyer(s) once all documents are signed day of auction, earnest money collected and proof of insurance naming this farm is provided to seller and auctioneer.



MOBILE/ONLINE BIDDING

Can't make it to our auction? Download our mobile bidding app to your smartphone, and bid from wherever you need to be.





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PeoplesCompany.com



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