

Rose M. Heston Estate

IOWA LAND AUCTION

Derby, Iowa • Lucas County

Productive Tillable Farmland
Available for 2017 Crop Year
77.8 FSA Tillable Acres • Corn/Bean No-Till Rotation

80[±]
Acres

Listing #13827

Offered in 1 Tract

WEDNESDAY, MARCH 29 • 3PM

Held at the Lucas Community Center,
109 Front Street, Lucas, Iowa 50151



515-222-1347

PeoplesCompany.com

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Property Description:

Peoples Company is offering 80 acres m/l of productive Lucas County, Iowa farmland at a live public auction. The auction will be held on Wednesday, March 29, 2017 at the Lucas Community Center in Lucas, Iowa beginning at 3:00 p.m. This farm consists of 77.8 FSA tillable acres with a CSR2 of 53.4 on the tillable acres. Productive soil types include Grundy, Zook-Olmitz-Vesser and Arispe Loams. Farm is located just east of Highway 65 in Section 12 of Union Township, Lucas County, Iowa. This farm is open for crop year 2017. Contact auctioneer for more information.

Farm Details:

77.8 FSA Tillable Acres, Open for crop year 2017
Corn/Bean No-Till Rotation, 53.4 CSR2

Legal Description: The West ½ of the NE ¼ of section 12 in T-71-N, R-23-W. Exact legal to be taken from abstract.

Taxes: \$1304.00 per year (Estimated)

Improvements: Dry Basin

Property Location: From Derby, travel north on Highway 65 for 2.5 miles to 450th Street (Goshen Corner) and turn east. Travel east on 450th Street approximately 1 mile. The farmland is located on the south side of 450th Street. Watch for Peoples Company signs.

Auction Location: Lucas Community Center, 109 Front Street, Lucas, Iowa 50151



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

Jared R. Chambers, CAI

Agent & Professional Auctioneer

Cell: 641-414-0234

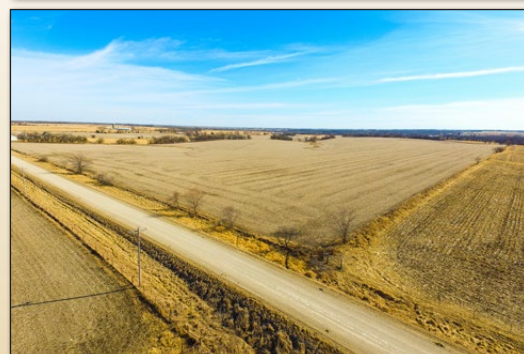
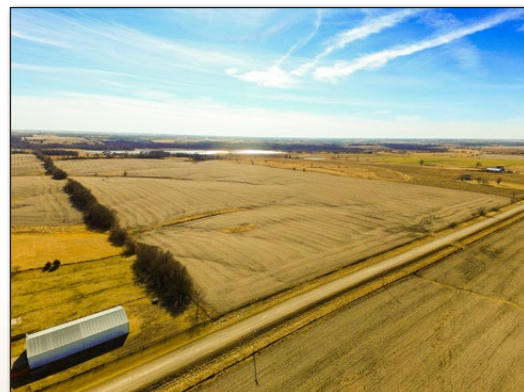
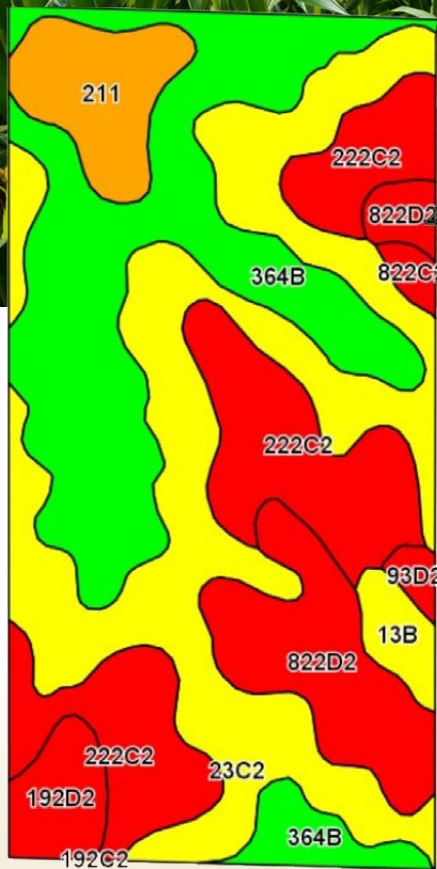
Jared@PeoplesCompany.com



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.





Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	CSR	NCCPI Overall
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	24.58	31.6%		62	50	82
364B	Grundy silty clay loam, 2 to 5 percent slopes	21.18	27.2%		72	75	78
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.86	19.1%		34	25	45
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.78	10.0%		29	15	69
211	Edina silt loam, depressional, 0 to 1 percent slopes	4.44	5.7%		41	57	72
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	2.41	3.1%		24	15	61
13B	Zook-Olmits-Vesser complex, 0 to 5 percent slopes	1.48	1.9%		68	63	79
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.58	0.7%		36	30	49
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.54	0.7%		35	35	61
Weighted Average					53.4	47.7	70.9

Sale Method: The land will be offered in one tract.

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, crop acres, etc. are subject to change when the farm is reconstituted by the Lucas County FSA 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 or named attorney's trust account.

Closing: Closing will occur on or about Friday, April 28, 2017. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Full possession of the farm will be given at closing. Winning bidder will be allowed to begin farming this land once all documents are signed, earnest money is

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

Farm Leases: Farm is open for crop year 2017.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) 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 or guarantees, expressed or implied, made by the Auctioneer, Peoples Company, or the Seller. All bids will be on a per acre basis. 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. 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 tracts.

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.

Seller: The Estate of Rose M. Heston
Listing #13827

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LAND AUCTION

80[±] Acres Derby, Iowa • Lucas County
MARCH 29, 2017

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Clive, IA 50325
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www.PeoplesCompany.com



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