

Floyd County

# LAND AUCTION

## 40 ACRES<sub>M/L</sub>

WEDNESDAY

OCTOBER 19, 2016

3:00 PM

LIONS CLUB COMMUNITY BUILDING

16 S SUMMIT

NORA SPRINGS, IOWA

### LISTING #13687



*the*  
**DIRT**  
*Dealer*



**JEFFREY T. OBRECHT**

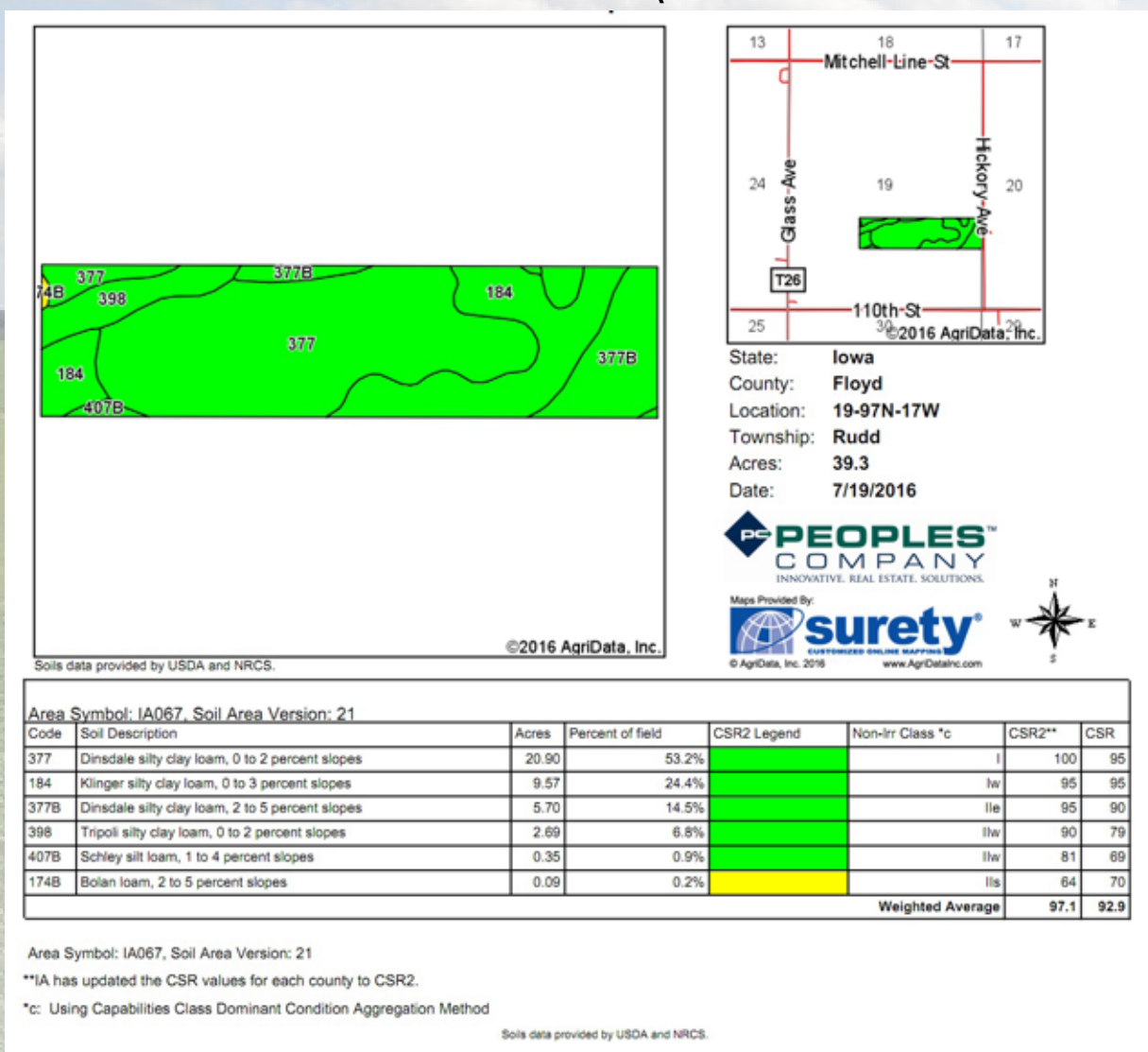
C: 515-689-1648 O: 641-648-5065

Jobrecht@PeoplesCompany.com

Iowa Falls, Iowa



# TOTAL SOILS MAP 40A M\L ~ CSR2: 97.1



## LISTING #13687

**DESCRIPTION:** 40 acres m/l to be sold at auction on Wednesday, October 19th at 3:00 pm. This property consists of 40 acres m/l, of which there are 39 taxable acres and 39.12 cropland acres. This property has an average CSR2 of 97.1, CSR1 of 92.9, with the county average CSR2 being 79.5.

**DIRECTIONS:** From Rudd, Iowa, go north on County Blacktop T-26 to 110th Street, then go east ½ miles on 110th Street to Hickory Avenue, then go north on Hickory Avenue ¼ mile. Subject property is located on the west side of Hickory Avenue. Please follow auction signs.

**LEGAL DESCRIPTION:** The South One-Half of the North One-Half of the Southeast Quarter (S1/2 N1/2 SE1/4), all in Section Nineteen (19), Township Ninety-seven (97) North, Range Seventeen (17), West of the 5th P.M. Floyd County, Iowa. Please refer to abstract for exact legal description.

### FARM PROGRAM INFORMATION:

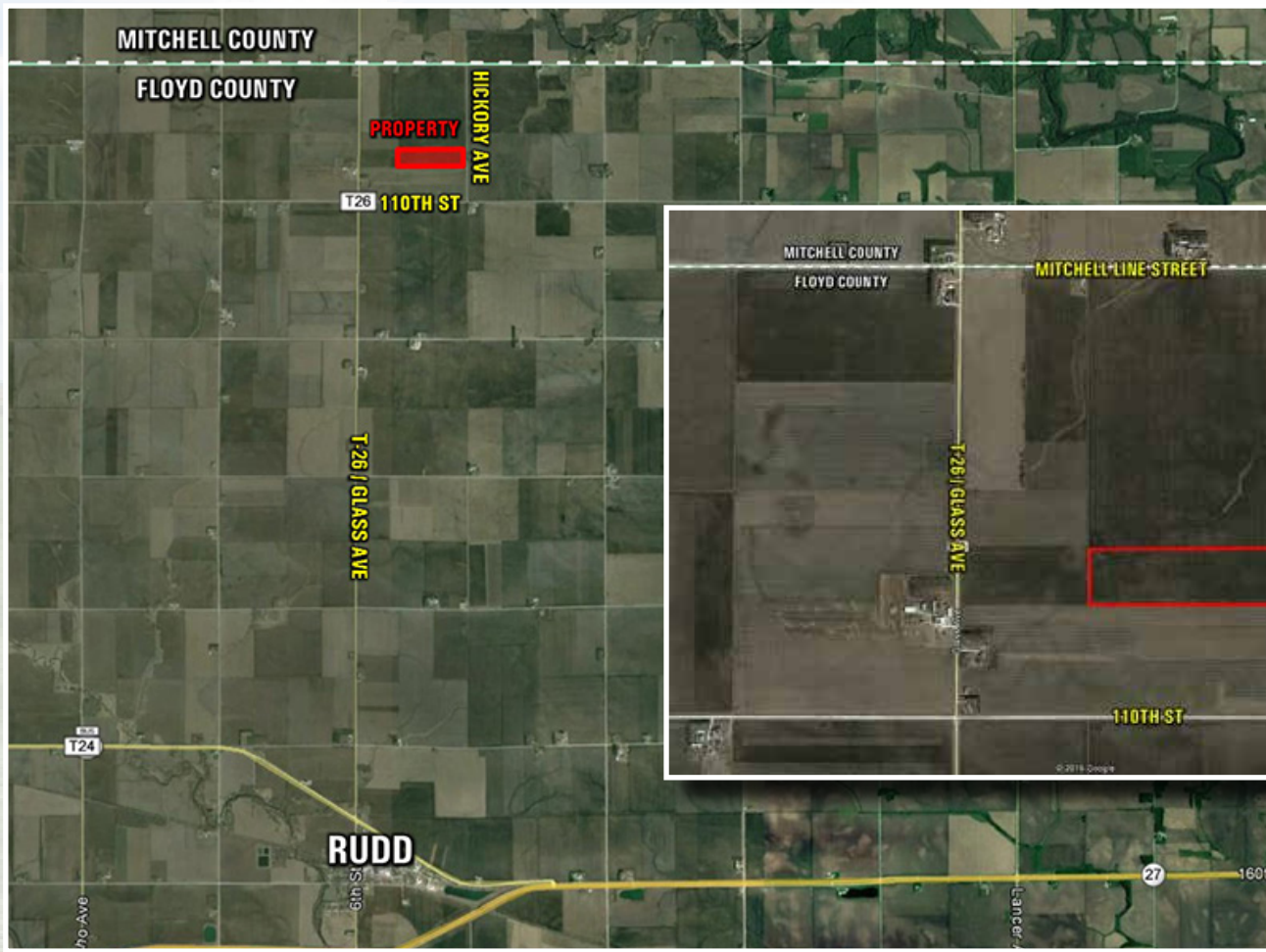
**Cropland:** 39.12 acres

**Corn Base:** 38.39 acres **PLC Yield:** 134 bushels

*This farm is classified as Non-Highly Erodible Land. No Wetlands Determination is complete at this time. This property is presently enrolled in ARC-County.*

**FARM LEASE:** The subject farm is currently owner-operated with the owner retaining 100% of the present crop on the farm for 2016.

For more information please visit our website  
and look up listing #13687.  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)



## LISTING #13687 TERMS AND CONDITIONS

**SALE METHOD:** This property will be sold as one tract of 40 acres m/l.

**IMPROVEMENTS:** None

**TAXES:** \$1032/year or \$26.46/taxable acre.

**MINERALS:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**EARNEST PAYMENT:** A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company or named attorney's trust account.

**POSSESSION:** Possession will be granted at closing, on or about December 1, 2016, subject to the current cash rent lease and current tenant's rights for the 2016 crop year.

**CONTRACT AND TITLE:** Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

**CLOSING:** Closing will occur on or about December 1, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

**SURVEY:** At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

**BIDDER REGISTRATION:** All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

**ATTORNEY:** John Coonley

**SELLERS:** LeRoy Jones

*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 or Seller. All bids will be on a per acre basis. The sellers reserve the right to accept or reject any and all bids.*



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## PEOPLES COMPANY



JEFFREY T. OBRECHT  
615 Washington Ave.  
Iowa Falls, Iowa 50126



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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 will take precedence over any previous 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.