

Polk County

Tuesday, August 8 • 10 AM

DOANES PARK YOUTH CENTER

LAND AUCTION

#13919

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**136 ACRES M/L
2 TRACTS**

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

Polk County LAND AUCTION

136 ACRES M/L 2 TRACTS



Offering 136 acres m/l of highly productive Polk County, Iowa farmland to be sold as two separate tracts at public auction on August 8th at 10:00 AM at the Doanes Park Youth Center in Pleasant Hill. Both tracts offer a high percentage of tillable acres with CSR2 values of 82.8 and 91.8 and are located on pavement just a few miles east of Pleasant Hill.

#13919



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DOANES PARK YOUTH CENTER

5050 DOANES PARK ROAD, PLEASANT HILL, IA 50327

TRACT 1: 51.7 ACRES M/L
SE 32nd Ave & SE 88th St, Runnells, IA 50327

Tract 1 consists of approximately 51.7 total acres m/l which includes 49.87 FSA tillable acres (approximately 50.84 acres m/l currently being farmed) carrying a CSR2 of 82.8 (CSR of 79.6). Over 84% of the tillable soils are Downs and Colo-Judson with CSR2 values greater than 82. Several excellent building sites on the property with easy access from paved roads. Both rural water and natural gas are located along the roads on the south and west sides of the property. Just minutes from the Des Moines Metro, Tract 1 is located on the northeast corner of SE 32nd Ave and SE 88th St in Section 17 of Camp Township.

Farm Details: DCP Cropland - 49.87
Corn - 24.7 base acres with a PLC yield of 144
Soybeans - 24.6 base acres with a PLC yield of 52

Tract 1 is currently enrolled in ARC County and does not contain a wetland.

Annual Taxes: \$1,356

Directions: From the intersection of University Ave/Hwy 163 and Hwy 65 in Pleasant Hill, travel east on University Ave approximately 2.75 miles to NE 80th St (SEP High School). Turn south onto NE 80th St and continue 1.4 miles to stop sign at SE 6th Ave. Go through the stop sign and continue south (road becomes SE 80th St) approximately 1/2 mile. Follow road as it curves east and becomes SE 13th Ave and continue approximately one mile to SE 88th St. Turn south onto SE 88th St and continue 1.5 miles to SE 32nd Ave. Tract 1 is situated on the northeast corner of SE 32nd Ave and SE 88th St.

TRACT 2: 84.3 ACRES M/L
NE 108th St, Runnells, IA 50327

Tract 2 consists of approximately 84.3 total acres m/l which includes 79.54 FSA tillable acres m/l carrying a CSR2 of 91.8 (CSR of 87.9). Over 89% of the tillable soils are Tama and Muscatine with CSR2 values greater than 87. Several locations for potential building sites with scenic views. Property is situated between two paved roads along its east and west boundaries, and rural water is located along NE 112th St (east side of the property). Two potential field entrance locations have been approved on this tract by Polk County – one along each side of the farm. Contact Agent(s) for a map of approximate entrance locations. Just minutes east of Pleasant Hill, the farm is located in Section 3 of Camp Township.

Farm Details: DCP Cropland - 79.54
Corn - 39.4 base acres with a PLC yield of 165
Soybeans - 39.4 base acres with a PLC yield of 52

Tract 2 is currently enrolled in ARC County. Wetland determination has not been completed.

Annual Taxes: \$2,432

Directions: From the intersection of University Ave/Hwy 163 and Hwy 65 in Pleasant Hill, travel east on University Ave approximately 6.25 miles to NE 108th St. Turn south onto NE 108th St and continue approximately 1/2 mile. Tract 2 is situated along the east side of NE 108th St.



LISTING AGENTS

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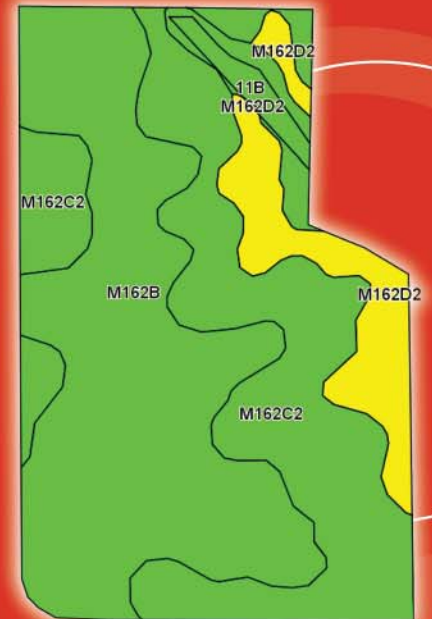
TRACT 1



TRACT 2

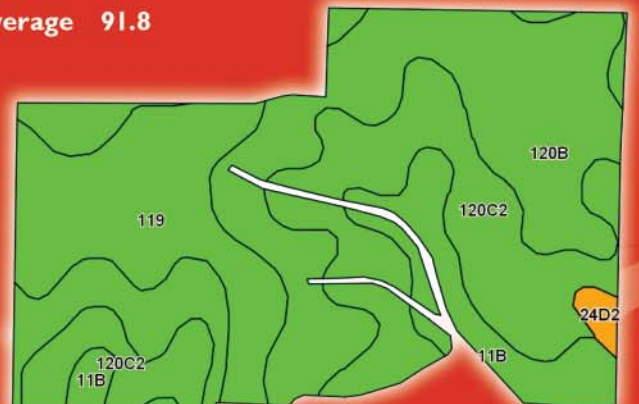
TRACT 1 TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2
M162B	Downs silt loam	23.61	46.4%		Ile	90
M162C2	Downs silty clay loam	19.31	38.0%		IIle	82
M162D2	Downs silty clay loam	5.68	11.2%		IIIle	57
IIB	Colo-Judson silty clay loams	2.24	4.4%		IIw	80
Weighted Average						82.8



TRACT 2 TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class	CSR2
I20B	Tama silty clay loam	31.57	39.7%		Ile	95
I20C2	Tama silty clay loam	23.48	29.5%		IIle	87
I19	Muscataine silty clay loam	15.98	20.1%		Iw	100
IIB	Colo-Judson silty clay loams	7.75	9.7%		IIw	80
24D2	Shelby clay loam	0.76	1.0%		IIIle	50
Weighted Average						91.8



For more information: PeoplesCompany.com, Listing #13919

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AUGUST 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		

AUCTION LOCATION

Doanes Park Youth Center
 5050 Doanes Park Road
 Pleasant Hill, IA 50327

AUCTION TERMS & CONDITIONS

Sale Method: Tract 1 and Tract 2 will be offered separately and will not be combined at any point during the auction.

Farm Program Information: Farm Program Information is provided by the Polk County Farm Service Agency. 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 Polk 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 Friday, September 8, 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. Full possession of the farm will be on March 1, 2018.

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

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.