

Madison County
LAND AUCTION



Wednesday, February 15, 2017 at 10:00 am

Earlham Community Building • 150 E 1st Street • Earlham, IA 50072

145.33
Acres M/L

SCOTT KELLY

515.473.8913, Scott@PeoplesCompany.com

STEVE BRUERE

515.240.7500, Steve@PeoplesCompany.com



Madison County

LAND AUCTION

Tract 1 consists of 107.2 total acres m/l which includes approximately 88.27 tillable acres carrying a CSR2 of 77.1 (CSR of 72.9). Over 86% of tillable soils are Sharpsburg and Macksburg with a CSR2 greater than 80. Farm also includes 10.4 acres currently enrolled in CRP paying \$1,726 annually and expiring in 2020. CRP contract types are CP33 and CP8A. This tract also includes approximately 4,300 linear feet of tile (see tile map). In addition, there are several locations on this tract that would accommodate a great building site with income from tillable acres and located just a short distance from the Des Moines Metro. A new farm entrance has been approved by Madison County along 120th Street. Buyer will be responsible for construction of entrance. Tract 1 is located in Section 11 in Penn Township. Contact Agent(s) for details regarding CRP contracts and/or tile.

Annual Taxes

\$2,082

Farm Program Info

Corn: 48.3 base acres, PLC Yield of 128

Beans: 43 base acres, PLC Yield of 45

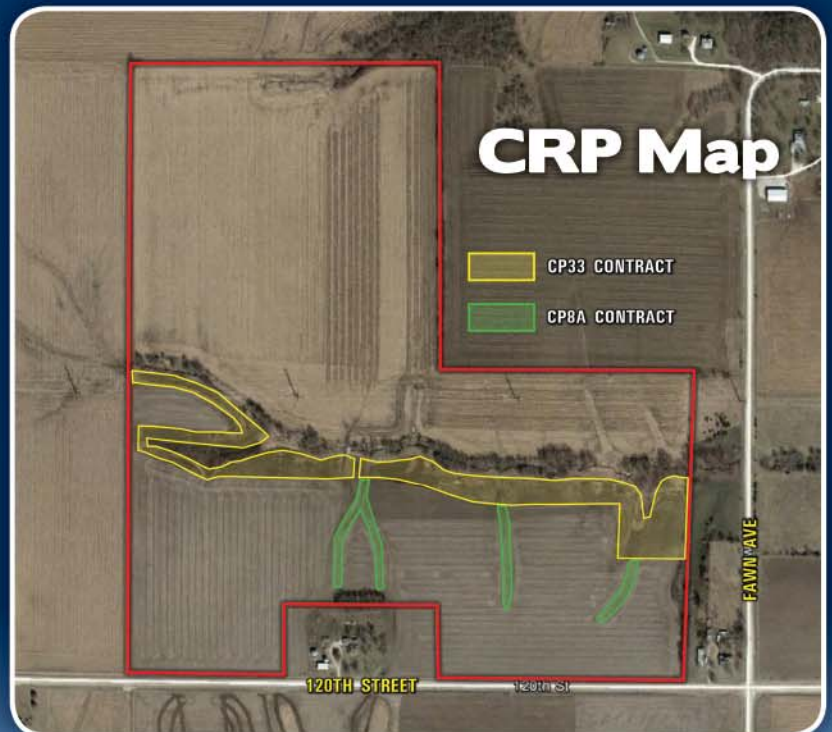
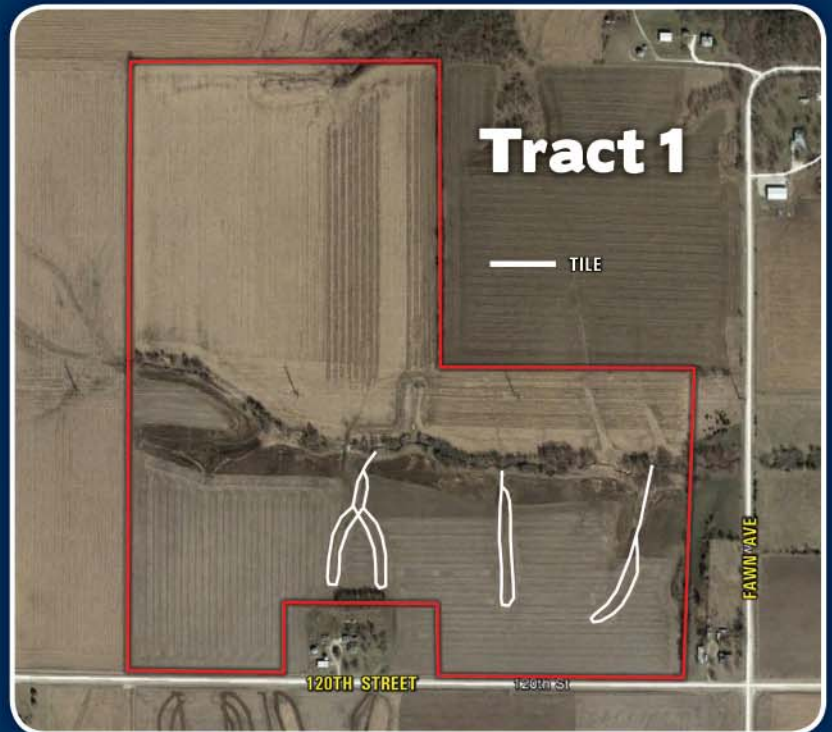
Wetland determination has been completed and this tract does not contain a wetland.

Farm is currently enrolled in ARC-CO.

Farm Program Information and base acres are subject to change when the farm is reconstituted by the Madison County FSA Office.

Brief Legal Description

107.2 acres m/l in the Southeast Quarter of Section 11, Township 77 North, Range 29 West of the 5th PM in Madison County, Iowa. Exact legal description to be taken from abstract. Contact Agent(s) for full legal description.



For more information, photos, maps, and *aerial drone video* please visit our website.






www.PeoplesCompany.com



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Tract 1 - Tillable Soils CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
SbB	Sharpsburg silty clay loam	38.46	43.6%		90	87
SbC2	Sharpsburg silty clay loam	24.67	27.9%		80	67
LcD2	Lamoni clay loam	11.78	13.3%		10	15
MbA	Macksburg silty clay loam	10.03	11.4%		93	95
SbA	Sharpsburg silty clay loam	3.33	3.8%		96	92
Weighted Average					77.1	72.9



Tract 2 - Tillable Soils CSR2

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
SbB	Sharpsburg silty clay loam	16.21	45.8%		90	87
SbC2	Sharpsburg silty clay loam	13.37	37.7%		80	67
LcD2	Lamoni clay loam	2.46	6.9%		10	15
MbA	Macksburg silty clay loam	2.37	6.7%		93	95
LcD	Lamoni clay loam	0.56	1.6%		13	20
CoC	Clearfield silty clay loam	0.29	0.8%		75	50
SbC	Sharpsburg silty clay loam	0.17	0.5%		82	72
Weighted Average					79.5	73.6

145.33

Acres M/L



Online Bidding Available

Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone.



LISTING #13799

Offering 145.33 acres m/l of productive Madison County, Iowa farmland for sale via public auction at 10:00 AM on February 15, 2017 in Earlham. The farms will be offered as two separate tracts through the method of "Buyer's Choice." See Auction Terms & Conditions for Sale Method details.

Tract 2 consists of 38.13 total acres m/l which includes approximately 35.43 tillable acres carrying a CSR2 of 79.5 (CSR of 73.6). Over 83% of the tillable soils are Sharpsburg with a CSR2 greater than 80. This tract also has the potential to be an excellent building site/acreage with income from highly productive cropland, close to the Des Moines Metro. Tract 2 is located in Section 14 in Penn Township. Contact Agent(s) for a copy of the Plat of Survey for Tract 2.

Annual Taxes

\$882

Farm Program Info

Corn: 18.8 base acres, PLC Yield of 128

Beans: 16.6 base acres, PLC Yield of 45

Wetland determination has been completed and this tract does not contain a wetland.

Farm is currently enrolled in ARC-CO.

Farm Program Information and base acres are subject to change when the farm is reconstituted by the Madison County FSA Office.

Brief Legal Description

38.13 acres m/l in the North Half of the Southwest Quarter of Section 14, Township 77 North, Range 29 West of the 5th PM in Madison County, Iowa. Exact legal description to be taken from abstract. Contact Agent(s) for full legal description.



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PC PEOPLES
COMPANY
INNOVATIVE REAL ESTATE SOLUTIONS

Madison County LAND AUCTION

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DIRECTIONS TO PROPERTIES

Tract 1: From Earlham, travel south out of town on NW Walnut Ave/ Earlham Rd/Co Hwy P57 approximately one mile to 120th St. Turn west onto 120th St and continue approximately 1.25 miles. Tract 1 is situated along the north side of 120th St.

Tract 2: From Earlham, travel south out of town on NW Walnut Ave/ Earlham Rd/Co Hwy P57 approximately one mile to 120th St. Turn west onto 120th St and continue 2 miles to Elmwood Ave. Turn south on Elmwood Ave and continue approximately 0.6 miles. Tract 2 is situated along the east side of Elmwood Ave.

AUCTION DETAILS

Wednesday, February 15, 2017 at 10:00 am
Earlham Community Building, 150 E 1st Street, Earlham, IA 50072

AUCTION TERMS & CONDITIONS

Sale Method: Tracts 1 and 2 will be offered via "Buyer's Choice." After the first round of bidding is complete, the high bidder will have his/her choice of either or both Tracts 1 and 2. If the high bidder elects to purchase either Tract 1 or Tract 2 but not both, then the other tract will be offered. The farm will not be combined nor offered in its entirety at the conclusion of the auction.

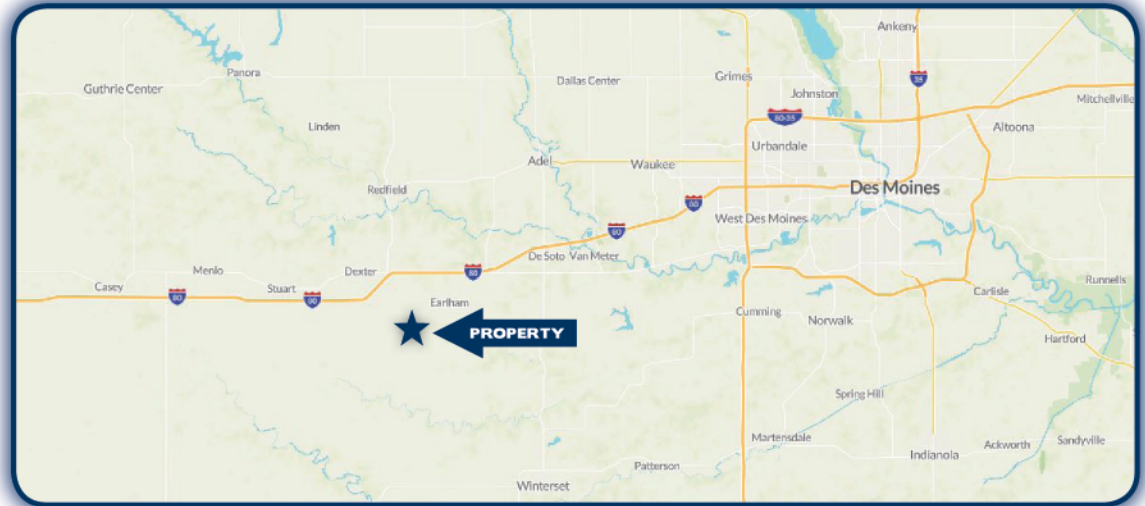
Farm Program Information: Farm Program Information is provided by the Madison County Farm Service Agency and does not reflect recent changes in ownership. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, tillable acres, etc. are subject to change when the farms are reconstituted by the Madison 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 Wednesday, March 15, 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.

Farm Lease: The current lease has been terminated. Farm will be open for the 2017 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 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 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 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.

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.



12119 Stratford Drive, Suite B
Clive, Iowa 50325

PeoplesCompany.com

FEBRUARY						
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				



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