

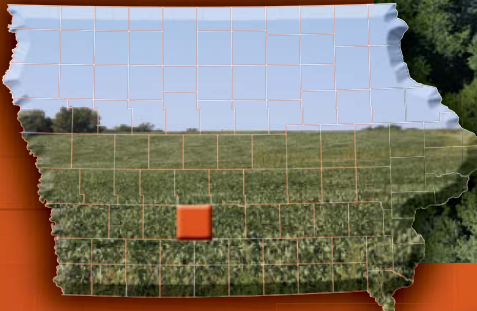
WEDNESDAY, OCTOBER 19, 2016, 10:00 AM
Patterson Community Center, 150 8th Street, Patterson, IA 50218

OCTOBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
9	10	11	12	13	14	15
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23	24	25	26	27	28	29
30	31					


PEOPLES
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12119 Stratford Drive, Suite B
 Clive, Iowa 50325
 PeoplesCompany.com

**MADISON
 COUNTY
 LAND
 AUCTION**



460
 ACRES M/L

Listing #13701

WEDNESDAY, OCTOBER 19, 2016, 10:00 AM
Patterson Community Center, 150 8th Street, Patterson, IA 50218

MADISON COUNTY LAND AUCTION



Listing #13701:

Offering 460 acres m/l of productive Madison County farmland and recreational land for sale. Farm will be auctioned as four separate tracts and then combined and auctioned as one tract. Farm consists of a total of approximately 359.15 FSA tillable acres with a CSR of 61.8 (CSR2 of 66.2). Balance of land consists of a quality timber stand, timbered draws, a pond, and grass waterways.

Location:

Ideally situated along Hwy 92 pavement just 3 miles from Interstate 35, which provides excellent access to the Des Moines Metro. Several outstanding building sites throughout the property with gorgeous views overlooking the Madison County countryside and located just 15 minutes from West Des Moines City limits. Located in the Winterset School District. Rural water, electric, and CenturyLink fiber are available along Hwy 92. Build your dream home in the serenity of the country while taking full advantage of the Metro amenities.

Farm Program Information:

Total FSA Cropland Acres: 367.97

Corn – 247.18 base acres with a PLC Yield of 97

Beans – 118.29 base acres with a PLC Yield of 30

Wheat – 2.5 base acres with a PLC Yield of 37

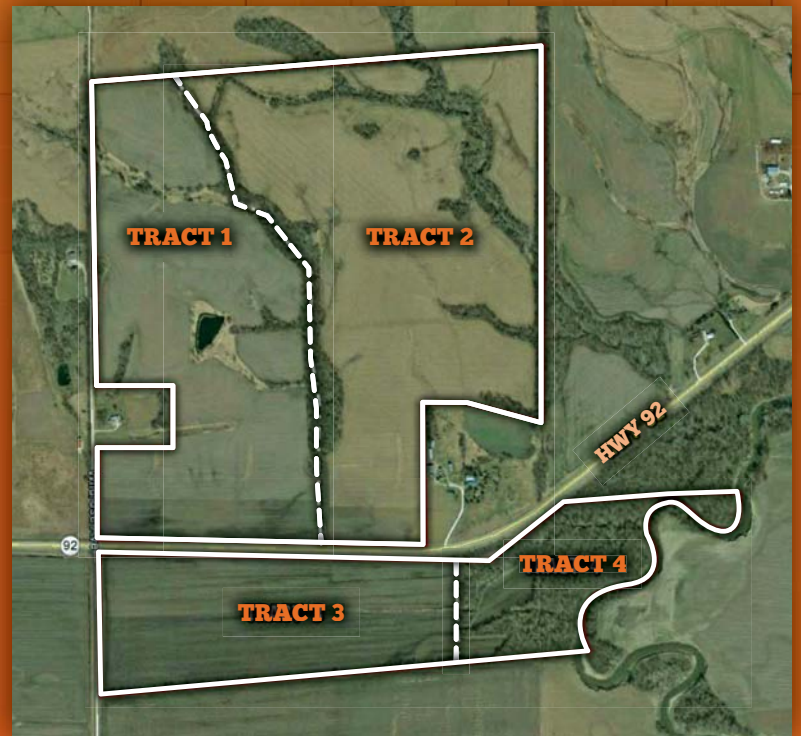
Farm is currently enrolled in ARC-CO. Wetland determination is complete.

Current cropland and base acres in the Farm Program Information include acres that will be surveyed off when the farm is sold. Therefore, FSA cropland and base acres are subject to change when the farm is reconstituted by the Madison County FSA Office. Contact Agents for details.

Listing Agents:

Steve Bruere: 515.240.7500
Steve@PeoplesCompany.com

Scott Kelly: 515.473.8913
Scott@PeoplesCompany.com



TRACT 1

148.7 ACRES M/L



Tract 1:

Tract 1 consists of 148.7 acres m/l of productive Madison County farmland. This tract includes approximately 121.7 tillable acres carrying a CSR of 57.2 (CSR2 of 64.7). Primary soil types on the tillable acres include Ladoga, Gara, Ely, and Bremer. The balance of this tract includes timbered draws, grass waterways, and a 1.3 acre pond. Several potential building sites with great views. Tract 1 is located along the north side of Hwy 92 in Section 26 of Crawford Township. Taxes: \$2,602 (estimated)

Tillable Soils:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
LaC2	Ladoga silt loam	37.73	31.0%		78	62
GaE2	Gara loam	19.25	15.8%		35	33
LaD2	Ladoga silt loam	18.38	15.1%		52	52
EIB	Ely silty clay loam	16.38	13.5%		87	84
Br	Bremer silty clay loam	9.99	8.2%		74	82
GaD2	Gara loam	8.26	6.8%		47	43
CyB	Colo-Ely silty clay loams	4.67	3.8%		57	10
OmB	Olmitz loam	3.42	2.8%		90	72
ZoA	Zook silty clay loam	2.27	1.9%		65	70
LcD2	Lamoni clay loam	1.15	0.9%		10	15
LaB	Ladoga silt loam	0.20	0.2%		86	82
Weighted Average					64.7	57.2



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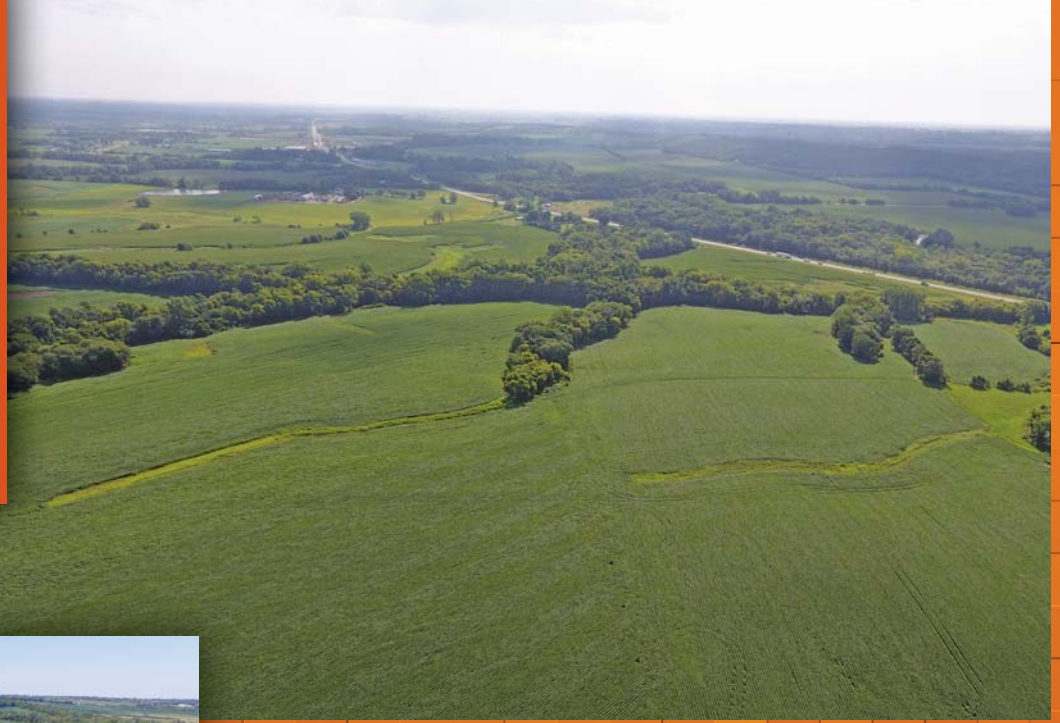
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TRACT 2

185.8 ACRES M/L



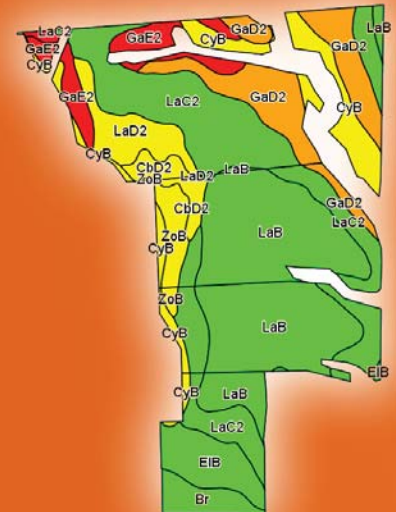
Tract 2:

Tract 2 consists of 185.8 acres m/l of productive Madison County farmland. This tract includes approximately 157.78 tillable acres carrying a CSR of 60.8 (CSR2 of 71.1). Primary soil types on the tillable acres include Ladoga, Gara, Colo-Ely, and Ely. The balance of this tract includes timbered draws and grass waterways. This tract also offers several potential building sites with great views. Tract 2 will have a new access installed in the southeast corner along Hwy 92. Tract 2 is located along the north side of Hwy 92 in Section 26 of Crawford Township.

Taxes: \$3,252 (estimated)

Tillable Soils:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
LaB	Ladoga silt loam	48.31	30.6%		86	82
LaC2	Ladoga silt loam	42.20	26.7%		78	62
GaD2	Gara loam	18.43	11.7%		47	43
CyB	Colo-Ely silty clay loams	12.40	7.9%		57	10
EIB	Ely silty clay loam	8.04	5.1%		87	84
GaE2	Gara loam	7.73	4.9%		35	33
LaD2	Ladoga silt loam	7.46	4.7%		52	52
ZoB	Zook silty clay loam	4.49	2.8%		70	65
Br	Bremer silty clay loam	4.34	2.8%		74	82
CbD2	Caleb loam	3.91	2.5%		52	33
LcD2	Lamoni clay loam	0.47	0.3%		10	15
Weighted Average					71.1	60.8



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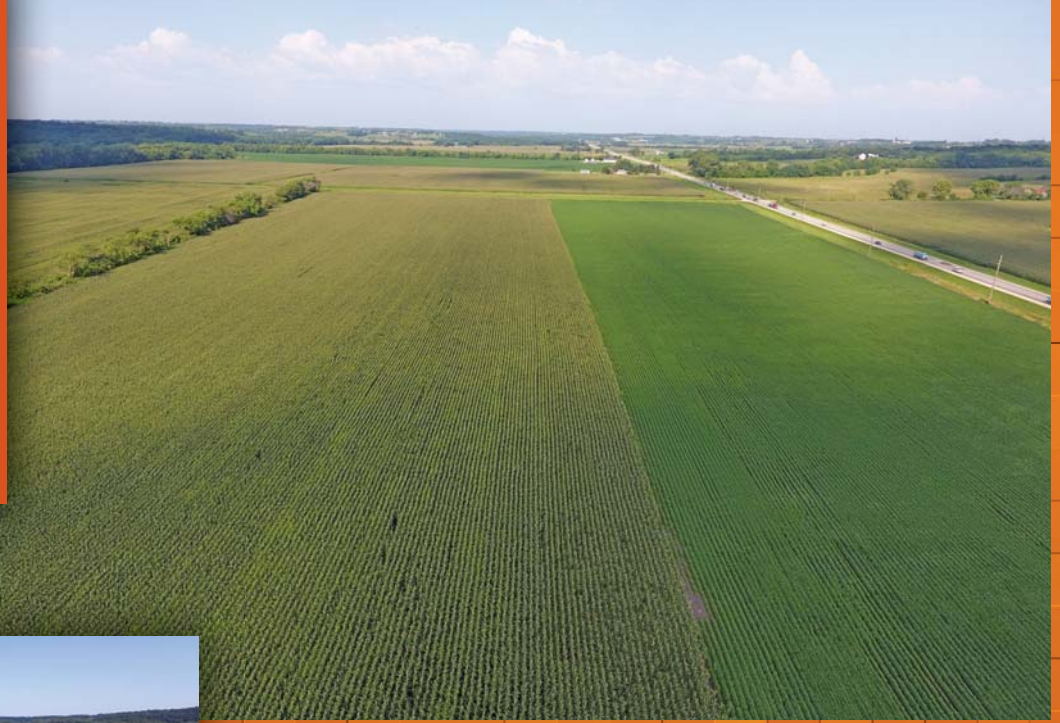
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TRACT 3

82.0 ACRES M/L



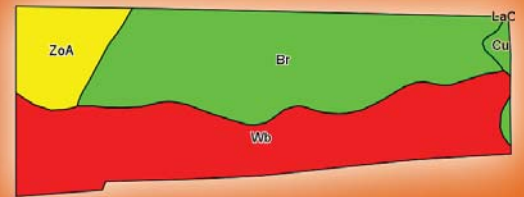
Tract 3:

Tract 3 consists of 82 acres m/l of productive Madison County farmland. This tract includes approximately 73.84 tillable acres carrying a CSR of 71 (CSR2 of 57). Primary soil types on the tillable acres include Bremer and Wabash. The small strip of timber along the south side of this tract has been determined a Wetland by the Madison County FSA Office. Contact Agent for details. Tract 3 is located along the south side of Hwy 92 in Section 35 of Crawford Township.

Taxes: \$1,435 (estimated)

Tillable Soils:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
Br	Bremer silty clay loam	32.69	44.3%		74	82
Wb	Wabash silty clay loam	32.12	43.5%		37	60
ZoB	Zook silty clay loam	7.90	10.7%		65	70
CbD2	Colo silty clay loam	1.13	1.5%		78	70
Weighted Average					57	71



Be sure to check out the aerial drone video of this property on our website!

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TRACT 4

43.5 ACRES M/L



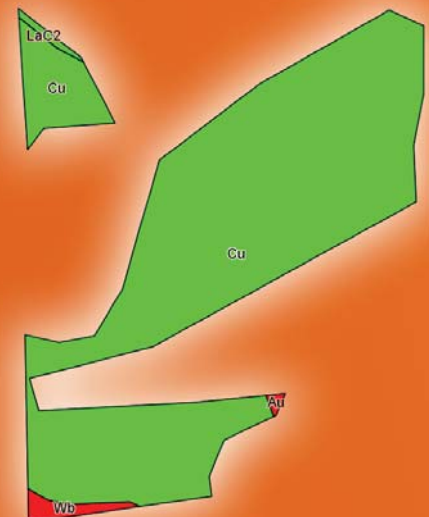
Tract 4:

Tract 4 consists of 43.5 acres m/l of quality Madison County timber/recreational land. Several recreational opportunities as this tract consists of approximately 37.5 acres of mature timber (including 30.04 acres currently in Forest Reserve) and is situated adjacent to Middle River. Excellent for hunting, fishing, canoeing, and camping just minutes from the Des Moines Metro. This tract also offers 5.83 tillable acres carrying a CSR of 69.8 (CSR2 of 77.4). The timbered portion of this tract has been determined a Wetland by the Madison County FSA Office. Contact Agent for details. Tract 4 is located along the south side of Hwy 92 in Sections 35 and 36 of Crawford Township.

Taxes: \$236 (estimated)

Tillable Soils:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
Cu	Colo silty clay loam	5.74	98.5%	 	78	70
Wb	Wabash silty clay loam	0.09	1.5%	 	37	60
Weighted Average					77.4	69.8



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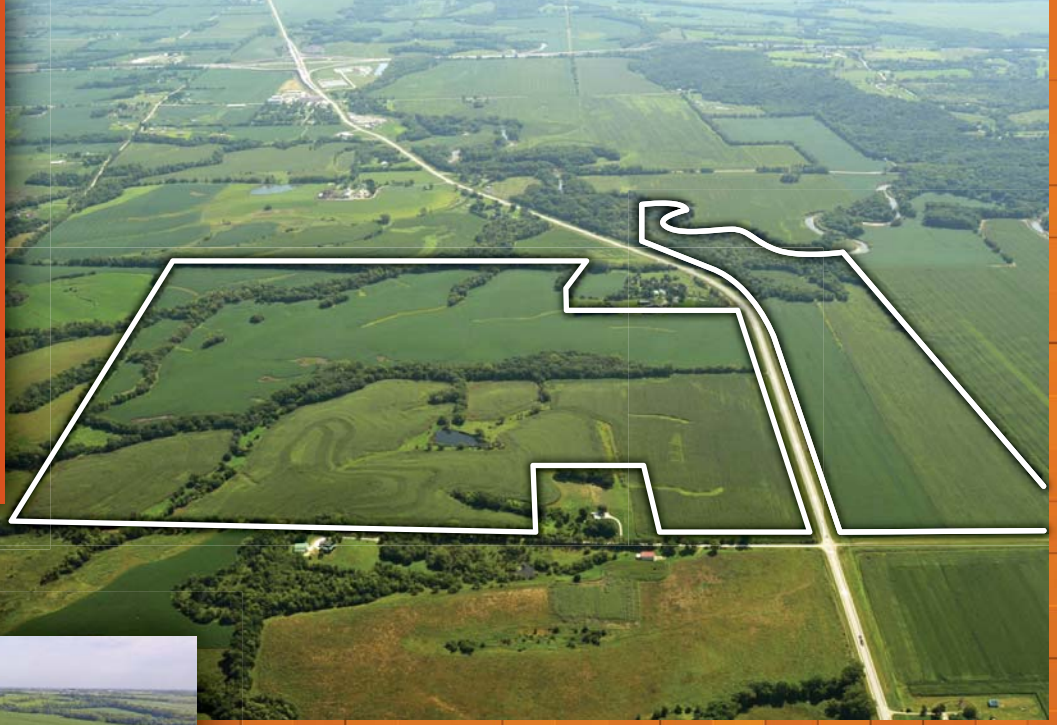
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TRACT 5

460.0 ACRES M/L



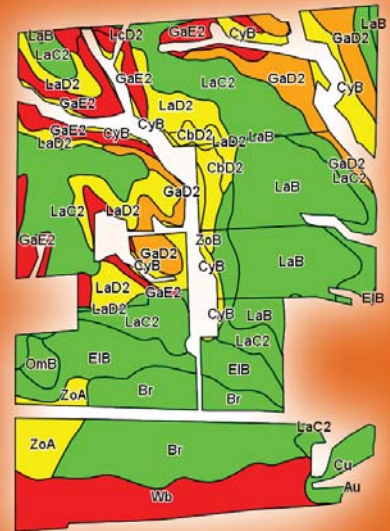
Tract 5:

Tract 5 is a combination of Tracts 1-4 and consists 460 total acres m/l, of which there are approximately 359.15 tillable acres carrying a CSR of 61.8 (CSR2 of 66.2). Great opportunity to own a large, contiguous, productive farm that also offers excellent recreational opportunities, several potential building sites with outstanding views and is situated on pavement within three miles of Interstate 35 and just minutes from the Des Moines Metro.

Taxes: \$7,525 (estimated)

Tillable Soils:

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
LaC2	Ladoga silt loam	79.97	22.3%		78	62
LaB	Ladoga silt loam	48.50	13.5%		86	82
Br	Bremer silty clay loam	47.01	13.1%		74	82
Wb	Wabash silty clay loam	32.22	9.0%		37	60
GaE2	Gara loam	26.85	7.5%		35	33
GaD2	Gara loam	26.69	7.4%		47	43
LaD2	Ladoga silt loam	25.84	7.2%		52	52
EIB	Ely silty clay loam	24.52	6.8%		87	84
CyB	Colo-Ely silty clay loams	17.10	4.8%		57	10
ZoB	Zook silty clay loam	10.17	2.8%		65	70
Cu	Colo silty clay loam	6.83	1.9%		78	70
ZoB	Zook silty clay loam	4.49	1.3%		70	65
CbD2	Caleb loam	3.91	1.1%		52	33
OmB	Olmitz loam	3.42	1.0%		90	72
LcD2	Lamoni clay loam	1.63	0.5%		10	15
Weighted Average					66.2	61.8



MADISON COUNTY LAND AUCTION



460

ACRES M/L

Auction Terms & Conditions:

Sale Method: The property will be offered in five separate tracts: Tract 1 (148.7 acres m/l), Tract 2 (185.8 acres m/l), Tract 3 (82 acres m/l), Tract 4 (43.5 acres m/l), and Tract 5 will be a combination of Tracts 1 through 4 (460 acres m/l).

Survey: Preliminary survey work has been completed. The survey sketch can be found as an attachment on our website. Tract acres may vary slightly upon completion of final survey. Tillable acres and taxes for each tract may also vary slightly depending on final survey results.

Closing: Closing will take place on or before Monday, November 21, 2016. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession will be granted at closing, subject to tenant's rights. Full possession to be granted after harvest once crops are completely out of the field.

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

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.

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.

Minerals: All mineral rights, if any, will be conveyed to the Buyer.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

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.

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 description in the marketing material should not be used in legal documents. Full legal description will be taken from abstract.