

LAND AUCTION

Wayne Co. Iowa

104[±] ACRES

Nearly 100% Tillable Wayne Co. Farmland



Located in a Strong Area
Just 3 Miles South of Humeston

102.14 FSA Cropland Acres
Carrying an Average CSR2 of 48.2

High Quality Olmitz, Edina, Seymour
& Zook-Olmitz-Vesser Soils

WEDNESDAY, DECEMBER 6, 2017 • 10AM

Auction Held at the Humeston Community Center - 111 N. Eaton, Humeston, Iowa 50123

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COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

Listing #14033
PeoplesCompany.com



104[±] ACRES
WED., DECEMBER 6 • 10AM

Peoples Company is proud to offer 104 acres m/l of productive Wayne County farmland at a live public auction. Located in a strong area just 3 miles south of Humeston, this farm is nearly 100% tillable including 102.14 FSA Cropland Acres carrying an average CSR2 of 48.2 on the tillable soils. More than 58% of the tillable acres have a CSR2 greater than 56 and includes high quality soil types such as Olmitz, Edina, Seymour and Zook-Olmitz-Vesser. Farm is located in Section 4 of Clay Township.

Property Directions: From Humeston, Iowa, travel south on Highway 65 approximately 3 miles to Quail Run Road. Farm is located on the southwest corner of Highway 65 and Quail Run Road. Watch for Peoples Company signs.

Auction Location: Humeston Community Center - 111 North Eaton, Humeston, Iowa 50123

Legal Description: The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 4 of Clay Township, Wayne County, Iowa T-69-N R-23-W. Exact legal description will be taken from abstract.

Farm Program Details:

Tract # 3017

FSA Farmland: 103.88 Acres

FSA Cropland: 102.14 Acres

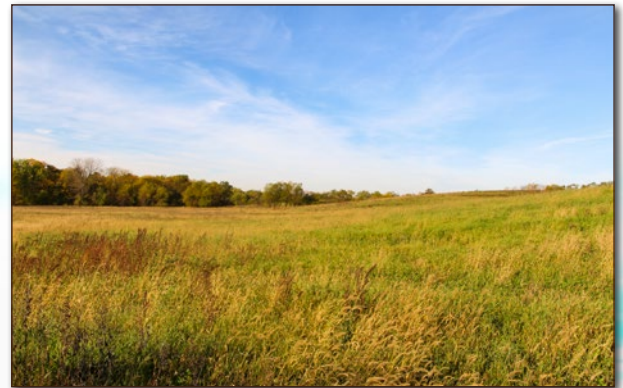
Corn Base: 29.50 Base Acres with a PLC Yield of 100

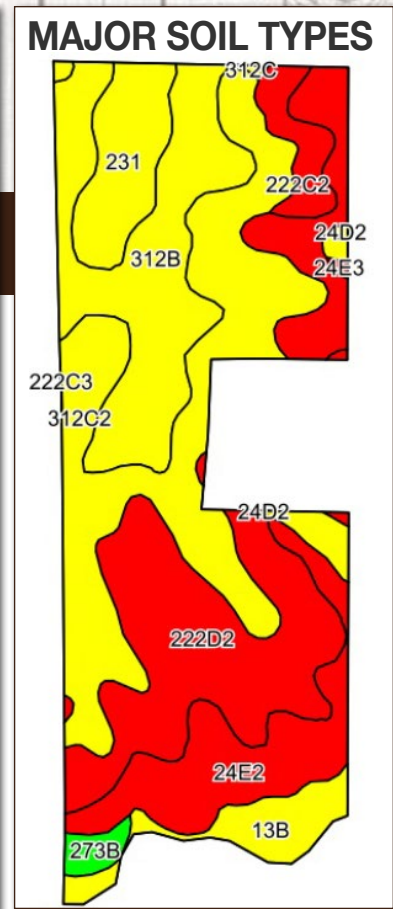
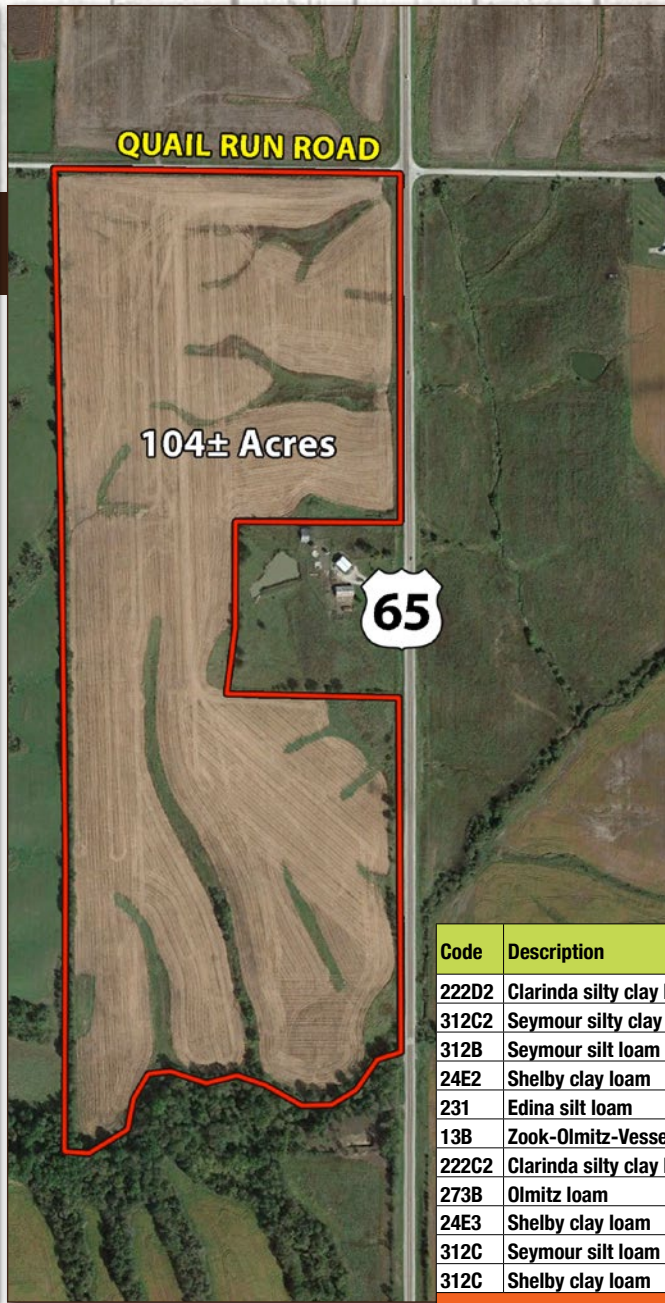
Soybean Base: 29.50 Base Acres with a PLC Yield of 35

64.5 Acres are in a Corn-Beans no-till rotation

37.1 Acres are in a Beans-Corn-Beans-Oats-Meadow (5 years) rotation. The Wayne County NRCS office has an additional option available for a conservation plan.

Contact Auctioneer for More Information





Code	Description	Acres	% of Field	CSR2 Legend	CSR2	CSR
222D2	Clarinda silty clay loam	27.11	26.5%		26	48
312C2	Seymour silty clay loam	27.01	26.4%		56	30
312B	Seymour silt loam	18.82	18.4%		64	50
24E2	Shelby clay loam	11.38	11.1%		40	35
231	Edina silt loam	6.80	6.7%		59	53
13B	Zook-Olmitz-Vesser complex	6.21	6.1%		68	30
222C2	Clarinda silty clay loam	3.06	3.0%		34	25
273B	Olmitz loam	1.23	1.2%		81	35
24E3	Shelby clay loam	.29	0.3%		27	57
312C	Seymour silt loam	.13	0.1%		58	15
312C	Shelby clay loam	.10	0.1%		51	15
Weighted Average					48.2	40.7

AUCTION TERMS & CONDITIONS:

Auction Method: Farm will be offered in one individual tract. All bids will be on a price per acre amount.

Farm Program Information: Farm Program Information is provided by the Wayne 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, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Wayne County FSA and NRCS 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 the Verle Norris Law Firm Trust Account.

Closing: Closing will occur on or about January 5, 2018. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer. Closing will take place at Verle Norris Law Firm in Corydon, Iowa.

Possession: Full possession of the farm will be given at closing, subject to current tenant's rights.

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

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 obtaining 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. 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.

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.

Brokers Protected: Clients must be registered with a listing broker at least 48 hours prior to start of auction. Participating brokers please contact auctioneer for details and forms.

Sellers: Wade & Lorie Anderson



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.





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PeoplesCompany.com



LISTING AGENT/AUCTIONEER:
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Listing #14033

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LAND AUCTION Wayne Co. Iowa

