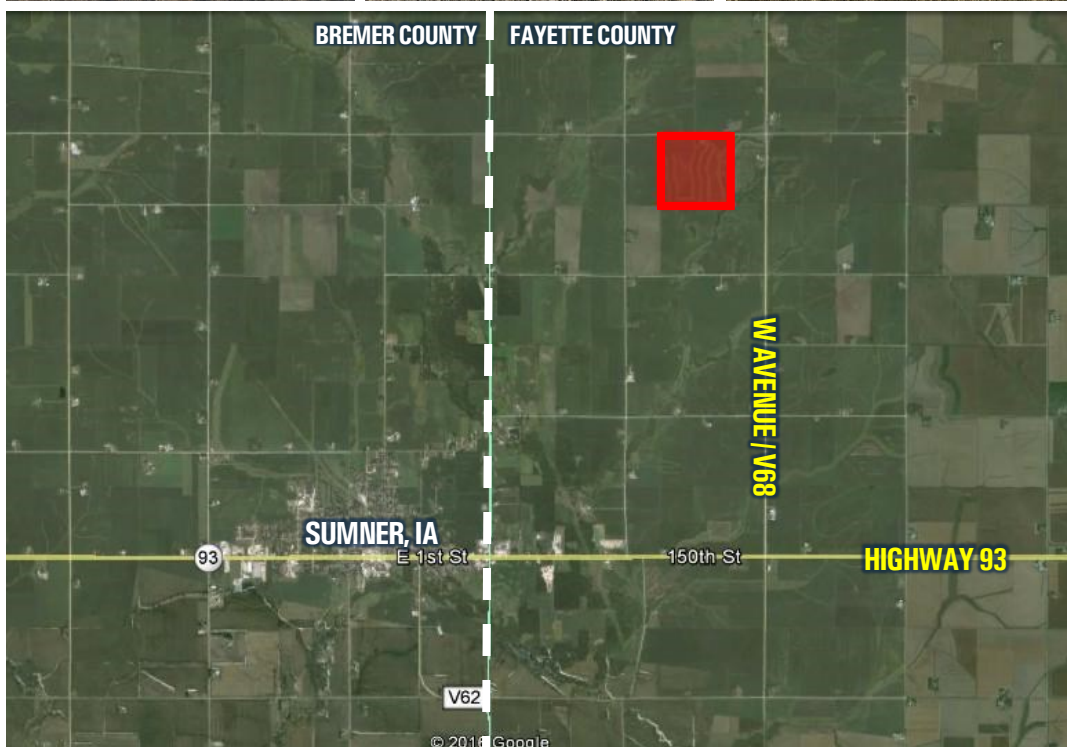


LAND AUCTION



160 ACRES M/L FAYETTE COUNTY, IOWA



LISTING #13553

160 Acres M/L

Tuesday, April 19, 2016
10:00 AM

American Legion Post 223
113 E 1st Street
Sumner, Iowa

DESCRIPTION:

High quality Fayette County farmland auction! Farm consists of 160 acres M/L with 128 tillable acres m/l which carry an average CSR2 of 87.0 (CSR of 78.5). Productive soil types include Bassett, Kenyon and Clyde Loams. Additional income and hunting potential from 16.96 acres enrolled into CRP paying \$3,988 annually with contracts expiring in 2020 & 2022. CRP filter strips through center of the farm will be bought out and open to farm in the 2016 crop season. Contact agent for details. The 1,771 sq. ft. ranch home is being sold AS-IS with the Buyer being responsible for septic update or demolition. Other improvements include a 40'x80' machine shed, 3 small bins, a barn and silo. Property is located in Section 8 of Banks Township in Fayette County, Iowa.

DIRECTIONS:

From Sumner: Travel east on Highway 93 for two miles. Head north on W Avenue / V68 for 3 miles. Travel west on 180th Street for 1/4 mile and the farm will be on the south side of the road. Look for signs.

FARM PROGRAM INFORMATION:

Total Crop Acres: 149.17

Total Base Acres: 103.00

Corn Base: 75.20 Base Acres with a PLC Yield of 129.

Bean Base: 27.80 Base Acres with a PLC Yield of 34.

Farm has been enrolled into the ARC-CO Crop Election.

CRP INFORMATION:

\$3,988 annual income from four CRP contracts expiring in 2020 & 2022.

CONSERVATION EASEMENT:

Entire farm is subject to a conservation easement through the Fayette County Conservation Board. This easement requires the land enrolled into CRP to stay continuously enrolled, a 50-60' strip around the edge of the property, and no fall tillage to take place. Contact agent for more details.

FARM LEASE:

The lease has been terminated and the farm is open for the 2016 crop year. Early possession will be allowed.

ESTIMATED TAXES:

\$4,782 Annually

AGENT:

TRAVIS SMOCK

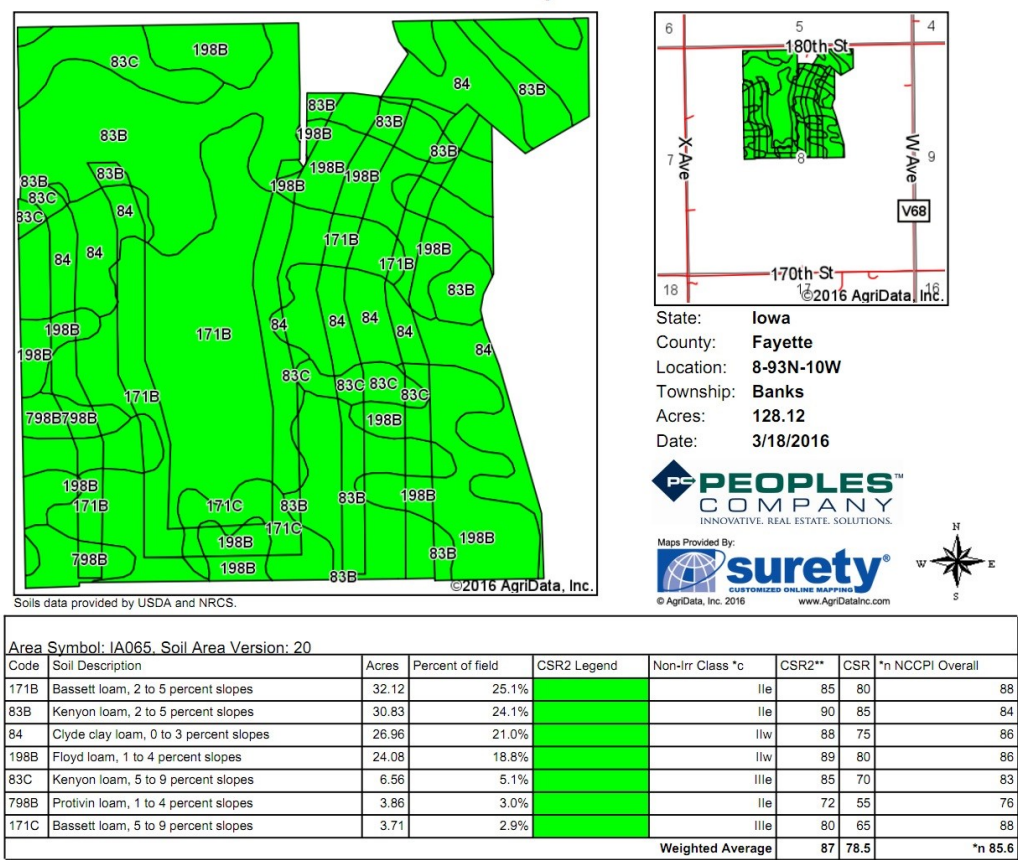
C: 319.361.8089

Travis@PeoplesCompany.com

LAND AUCTION



ESTIMATED TILLABLE SOIL MAP



Area Symbol: IA065, Soil Area Version: 20
**IA has updated the CSR values for each county to CSR2.
*n: NCCPI updated on 1-25-2016

CONSERVATION EASEMENT MAP



LISTING #13553

POSSESSION:
Early possession will be granted once 10% earnest money has been paid to the Peoples Company Trust Account.

CLOSING:
Closing will take place on or before Friday, May 20, 2015. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

EARNEST 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 Peoples Company trust account.

CONTRACT & 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:
Marcille Fox Estate: Bonnie M. Buckendahl, Dennis M. Buckendahl, Douglas Buckendahl & Leo Buckendahl

AUCTIONEER:
Jeffrey T. Obrecht "The Dirt Dealer"

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 announcements made day of sale take precedent over previously provided information.

All bids will be on a per acre basis.

Seller reserves the right to accept or reject any and all bids.

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.

TRAVIS SMOCK
C: 319.361.8089
Travis@PeoplesCompany.com
2300 Swan Lake Blvd, Ste 201
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For more information look up listing #13553 on our website.