



FARMLAND AUCTION

Friday, March 10 • 10:00 am

PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

855.800.LAND
PeoplesCompany.com



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Fairbank American Legion • 109 Main Street E • Fairbank, Iowa

Listing #13821: Offering 77 acres m/l of Black Hawk County, Iowa farmland to be sold at auction on Friday, March 10, 2017. This farm consists of 75 FSA cropland acres with a tillable CSR of 57.9 (CSR2 of 54.7). Productive soil types include Clyde, Oran and Tripoli Loams. Access between each parcel is present via easement and owned land. Call agent for details. Farm is located just east of Dunkerton in Sections 24 and 25 of Lester Township, Black Hawk County, Iowa.

Legal Description: The SE 1/4 of the SW 1/4 of Section 24 EXCEPT that part conveyed for road purposes in land deed record 85, page 107, of the records of Black Hawk County, Iowa and EXCEPT "Parcel B"; The NW 1/4 of the NE 1/4 of Section 25; and a part of the NE 1/4 of the NW 1/4 of Section 25, Bounded as follows: Commencing at the NE corner of the NW 1/4 of said Section 25; Thence West along the North line of said Section a distance of 16 feet; Thence Southeasterly to a point on the East line of the NW 1/4 of said Section which is 33 feet South of the point of beginning; Thence North along the East line of the NW 1/4 of said Section to the point of beginning. All in Township 90 North, Range 11 West of the 5th P.M. in Black Hawk County, Iowa. Exact legal to be taken from abstract.

Farm Details:

FSA Cropland Acres: 75

Corn Base: 54.53 Acres with a PLC Yield of 131

Bean Base: 18.17 Acres with a PLC Yield of 46

Total Base Acres: 72.7

Farm is enrolled into the ARC-CO program.

Improvements:

There is some tiling.

See tile map below.

Directions: From Dunkerton, travel east on Dunkerton road for 3 miles to Duffy Road. Head north on Duffy road for 1 mile and the farm will be on the east side of the road.



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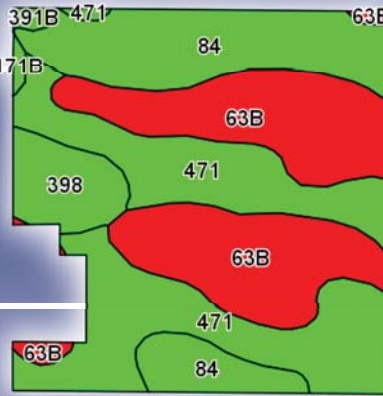


Listing #13821

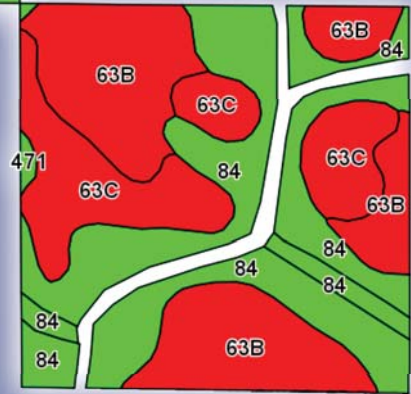
Duffy Road, Fairbank, Iowa 50629

Tillable Soils

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
63B	Chelsea loamy fine sand	26.07	34.8%		19	36
84	Clyde silty clay loam	24.08	32.1%		88	76
471	Oran loam	13.63	18.2%		82	86
63C	Chelsea loamy fine sand	8.42	11.2%		14	21
398	Tripoli clay loam	2.42	3.2%		90	81
391B	Clyde-Floyd complex	0.22	0.3%		87	72
171B	Bassett loam	0.16	0.2%		85	81
Weighted Average					54.7	57.9



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



Online Bidding Available

Not able to make it to the live auction, but still want to bid from your computer or smartphone? 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.



Auction Terms & Conditions

Sale Method: This property will be sold as one individual tract.

Farm Program Information: Farm Program Information is provided by the Black Hawk 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 Black Hawk County Farm Service Agency.

Earnest Money Payment: A 15% 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 trust account of Daryl Roberts at Roberts & Eddy P.C., the closing attorney for this auction.

Closing: Closing will occur on or before April 14, 2017. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Immediate, upon receipt of 15% earnest money and proof of liability insurance.

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.



Peoples Company
12119 Stratford Dr. Ste B
Clive, IA 50325



Listing Agent

Travis Smock: 319.361.8089
Travis@PeoplesCompany.com
Independence, Iowa



LISTING
#13821

March 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	

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