

Wright County

LAND AUCTION

153 ACRES^{M/L}

Offered in Two Tracts

WEDNESDAY
DECEMBER 21, 2016
10:00 AM

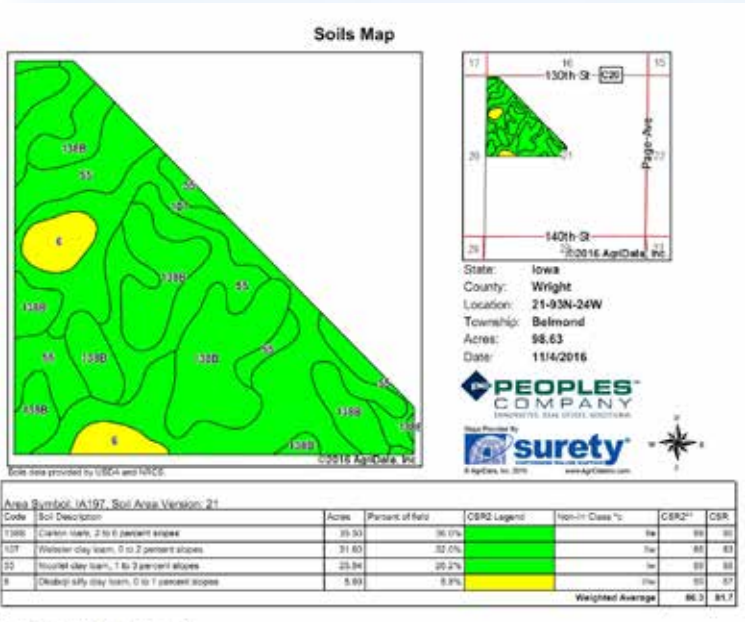
CATTLEMAN'S AT THE CLUB
1608 3RD ST NE, BELMOND, IA

LISTING #13768

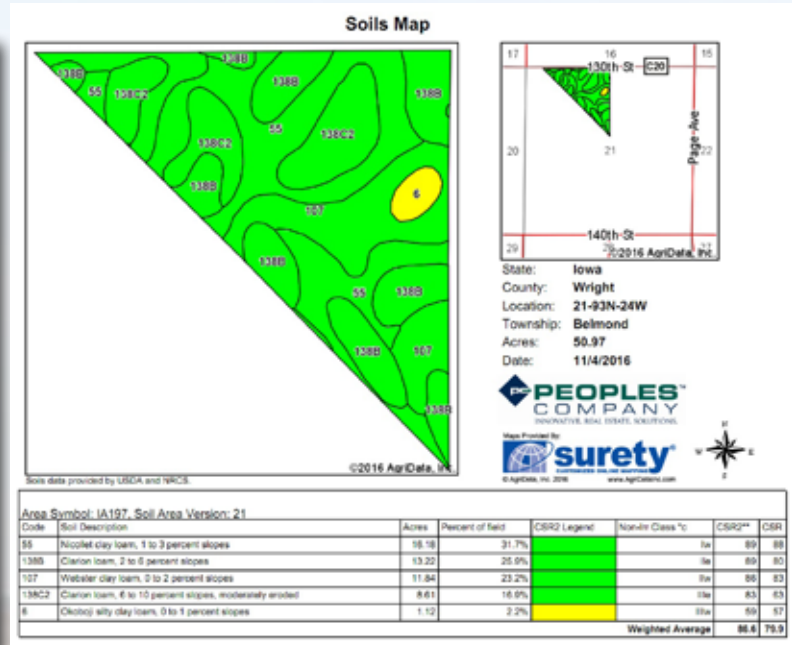


JEFFREY T. OBRECHT
C: 515-689-1648 O: 641-648-5065
Jobrecht@PeoplesCompany.com
Iowa Falls, Iowa

TRACT 1 TOTAL SOILS MAP 101A M\L CSR2: 86.3



TRACT 2 TOTAL SOILS MAP 52A M\L CSR2: 86.6



LISTING #13768

DESCRIPTION: 153 acres m/l to be sold in two tracts at auction on Wednesday, December 21st at 10:00AM. This property consists of a total of 153 acres m/l, of which there are 153 taxable acres and 149.6 cropland acres. This property has an average CSR2 of 86.4, with the county average CSR2 being 82.2.

DIRECTIONS: From Belmond, Iowa, go north on State Highway #69 to County Blacktop C-20, then west on D-20 approximately 3.5 miles. Property is located on the south side of County Blacktop C-20. Please follow auction signs.

LEGAL DESCRIPTION: The Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Ninety-three (93) North, Range Twenty-four (24), West of the 5th P.M., Wright County, Iowa, except the Railroad Right of Way. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 149.6 acres
Corn Base: 124.95 acres **PLC Yield:** 143 bushel
Bean Base: 24.65 acres **PLC Yield:** 37 bushel

This farm is classified as Non-Highly Erodible Land with no Wetlands Determination complete at this time. If Tract #1 & Tract #2 are sold separately, FSA will determine the split of the FSA acres.

FARM LEASE: The subject property is rented for the 2016 crop year, with Sellers retaining 100% of the 2016 cash rent. The lease for 2017 has been terminated, with the farm being open for 2017.

For more information please visit our website and look up listing #13768.
www.PeoplesCompany.com

LISTING #13768

TERMS AND CONDITIONS



SALE METHOD: This property will be sold as two tracts of 101 acres m/l and 52 acres m/l each. Tract #1 will be approximately 101 acres described as the NW1/4 of Section 21, South of the Railroad Right of Way. Tract #2 will be approximately 52 acres described as the NW1/4 of Section 21, North of the Railroad Right of Way. Winning bidder will get the choice of either Tract #1 or Tract #2 or they can elect to take both tracts for the winning bid based on a per acre basis.

IMPROVEMENTS: None

TAXES: \$4782/year or \$31.25/Taxable acre.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company or named attorney's trust account.

POSSESSION: Possession will be granted at closing, on or about January 23, 2017, subject to the current cash rent lease and current tenant's rights for the 2016 crop year.

CONTRACT AND 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 to pay all escrow closing costs.

CLOSING: Closing will occur on or about January 23, 2017. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

BIDDER REGISTRATION: All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

ATTORNEY: Gary Berkland

SELLERS: Randy Bloomfield, Brian Bloomfield, & Barbara Rose

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



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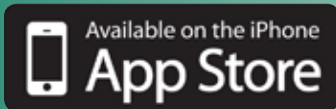
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PEOPLES COMPANY



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615 Washington Ave.
Iowa Falls, Iowa 50126



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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.