

Thursday, November 3rd, 2022

MARION COUNTY FARMLAND AUCTION



LISTING #16394

CONTACTS

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Pleasantville Memorial Hall
101 N Jefferson Street
Pleasantville, IA 50225

160[±]
ACRES
OFFERED IN 3 TRACTS

TRACT ONE

TRACT 1 consists of 80 total acres m/l with 66.74 FSA cropland acres carrying a CSR2 soil rating of 76.1, including the primary soil types of Downs silt loam and Tama silty clay loam. Currently, there are 65.89 acres being farmed. This highly tillable tract is situated along the east side of Gear Street just one-quarter mile from Iowa Highway 5. The farmland soils on this tract consist primarily of the deep, well-drained Downs silt loam carrying above county-average CSR2 soil ratings (compared to the Marion County CSR2 average of 59.7) with gently rolling slopes and terraces that allow water to naturally navigate off of the property. This 80-acre tract has extensive improvements including well-maintained waterways and drainage tile. The last five years of corn production on this tract have averaged 215 bushels per acre and 52 bushels per acre on soybeans.

There are driveway entrances on the northeast corner and on the west side of the farm. The farm lies within the southwest quarter of Section 5 of Pleasant Grove "S" Township in northwest Marion County, Iowa.

76.1 | **80** ^{M/L}
CSR2 | **ACRES**



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
M162D2	Downs silt loam	24.12	36.1%		57
Y179D2	Tama silty clay loam	20.89	31.3%		95
M162C2	Downs silt loam	20.20	30.3%		82
Y179D2	Gara loam	1.53	2.3%		43

WEIGHTED AVERAGE 76.1

PeoplesCompany.com | Listing #16394



**SCAN FOR
MORE INFO**

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TRACT TWO

TRACT 2 consists of 54 acres m/l with an estimated 49.81 FSA cropland acres carrying a CSR2 of 76.0. The primary soil includes Downs silt loam, which is a deep, well-drained soil carrying above county-average CSR2 soil ratings (76.0 compared to the Marion County CSR2 average of 59.7). The topography of the farmland consists of gently rolling slopes with terraces that allow water to naturally navigate off of the property. This tract has had extensive improvements including well-maintained waterways and drainage tile. The farm has a strong history of corn and soybean production. There are driveway entrances on the west side and the southern end of the farm.

The acres for Tracts #2 and #3 acres are subject to change based on the final survey. No additional surveying or staking will be provided by the Seller. The farm lies within the southwest quarter of Section 5 of Pleasant Grove "S" Township in northwest Marion County, Iowa.

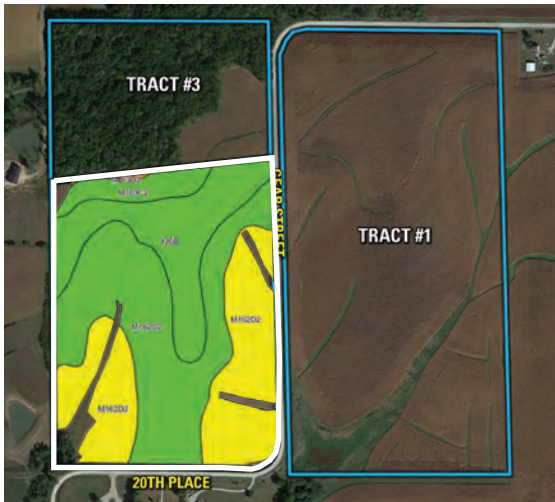
76.0
CSR2 | **54**^{M/L}
ACRES



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
M162C2	Downs silt loam	19.28	38.7%		82
M162D2	Downs silt loam	16.65	33.4%		57
120B	Tama silty clay loam	10.93	21.9%		95
M163C2	Fayette silt loam	2.78	5.6%		76
M163C2	Fayette silt loam	0.17	0.3%		76

WEIGHTED AVERAGE 76.1



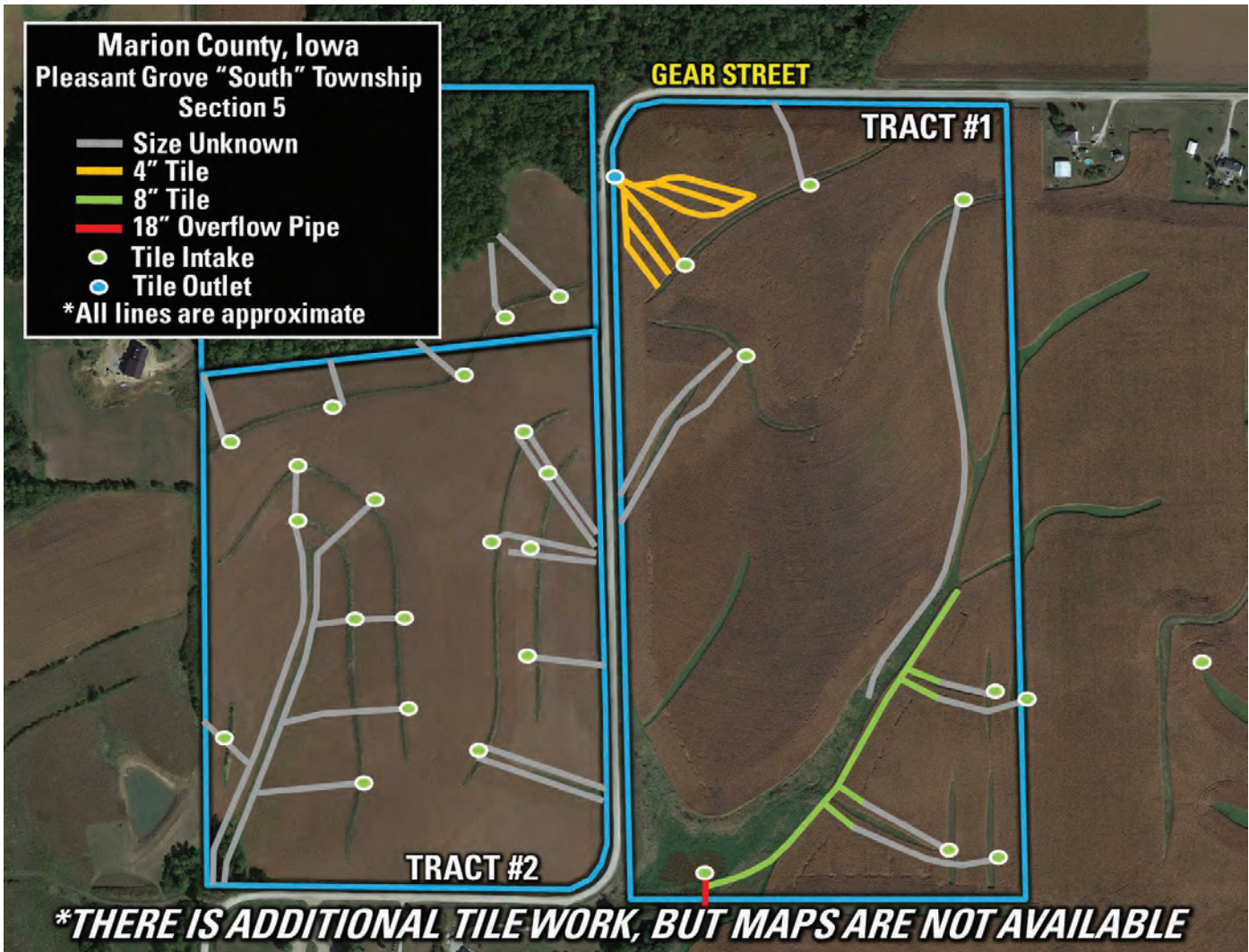
TRACT THREE

TRACT 3 is located just one-half mile off the 4-lane Iowa Highway 5 and is a premier building site and affordable recreational tract located close to the Des Moines Metro. This tract offers multiple locations suitable to build nearly all home types and walkouts. There is a driveway entrance on the southeast corner of the tract. The property offers privacy and plenty of recreational opportunities combined with spectacular views of hardwoods and the rural countryside of Marion County, Iowa.

Utilities include an available 2" rural water line running along the east side of Gear Street through Marion County Rural Water and electricity through Pella Cooperative Electric Association. The buyer should verify both the electric and rural water availability before bidding at the auction.

26^{M/L}
ACRES

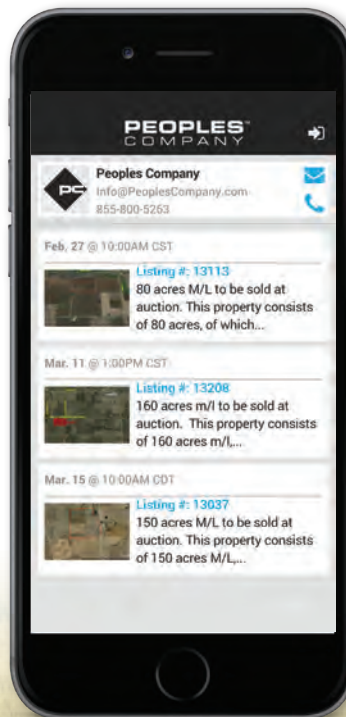




CROP YIELDS

YEAR	CORN (APH)	SOYBEANS (APH)
2016	205	56
2017	225	54
2018	193	57
2019	188	52
2020	171	56
2021	243	57
10-YEAR AVG. YIELD HISTORY	195	52

TRACT #1 SHOWN IN GOLD; TRACT #2 SHOWN IN BLACK



ONLINE BIDDING AVAILABLE

Not able to make it to the live auction but still want to bid? No problem! 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 smartphone.

MARION COUNTY Farmland Auction

Pleasantville Memorial Hall | Listing #16394

101 N Jefferson Street, Pleasantville, IA 50225

NOVEMBER

3rd

10:00 AM

Marion County, Iowa Land Auction - Mark your calendar for Thursday, November 3rd, 2022 at 10:00 AM! Peoples Company is pleased to represent the Arden Rex Shoop Revocable Trust in the sale of 160 acres m/l of high-quality Marion County, Iowa farmland. Owned since March 29th, 1912, this Century Farm will be offered in three tracts which include two highly productive farmland tracts with top-producing soils and an exceptional building/recreational site opportunity. Located within a short commute from the Des Moines Metro area and one-half mile off of the 4-lane Iowa Highway 5, these tracts are situated just northwest of Pleasantville, Iowa in the southwest quarter of Section 5 of Pleasant Grove "S" Township in northwest Marion County, Iowa.

These farmland tracts are comprised primarily of the deep, well-drained Downs silt loam soils carrying above county-average CSR2 soil ratings with gently rolling slopes and terraces that allow water to naturally navigate off of the property. Both farmland tracts have extensive improvements including well-maintained waterways and drainage tile.

The farm has been crop shared by a local, reputable tenant for several years and the yield history for these acres is available. The farm has been a strong producer with an Approved APH (Actual Production History) Yield of 195 bushels per acre for corn and 52 bushels per acre for soybeans; compared to the Marion County average of 174 and 52.8. Yields for the most recent crop years show corn yields of 188, 171, and 243 and soybean yields of 52, 56, and 57. The acres for Tracts #2 and #3 acres are subject to change based on the final survey. No additional surveying or staking will be provided by the Seller.

Located just one-half mile off a paved state highway, Tract #3 is a premier building site that offers multiple locations suitable to build nearly all home types and walkouts. There is a driveway entrance on the southeast corner of the tract. The property offers privacy and plenty of recreational opportunities combined with spectacular views of hardwoods and the rural countryside of Marion County, Iowa. Utilities include an available 2" rural water line running along the east side of Gear Street through Marion County Rural Water and electricity through Pella Cooperative Electric Association. The buyer should verify both the electric and rural water availability before bidding at the auction.

Tract #1 - 80 Acres M/L

Tract #2 - 54 Acres M/L

Tract #3 - 26 Acres M/L

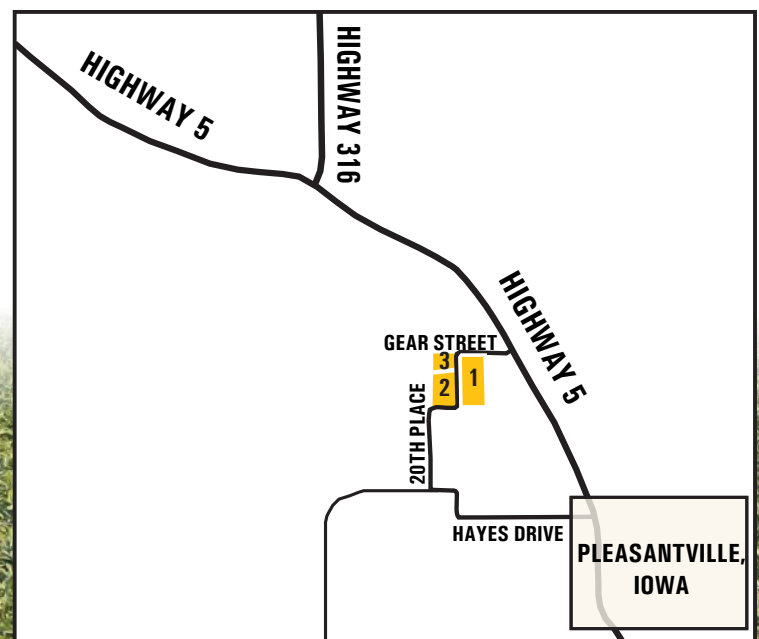
The farm lies within the southwest quarter of Section 5 of Pleasant Grove "S" Township in Marion County, Iowa. The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Pleasantville Memorial Hall in Pleasantville, Iowa 50225. The tracts will be sold as three individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until all three tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

DIRECTIONS

From Pleasantville, Iowa: Travel north of Pleasantville on Iowa Highway 5 for approximately 2 miles and turn left (west) onto Gear Street. Continue for 1/2 mile and Tract #1 will be along on the east side and Tracts #2 & #3 will be on the west side of Gear Street / 20th Place. Look for the Peoples Company signs.

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12119 Stratford Drive, Suite B
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TERMS & CONDITIONS

Seller: Arden Rex Shoop Revocable Trust

Online Bidding: Bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Method: The three tracts will be offered via Public Auction and will take place at 10:00 AM at the Pleasantville Memorial Hall, Pleasantville, Iowa. All tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, one or any of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all three tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 80 Acres M/L

Tract 2: 54 Acres M/L

Tract 3: 26 Acres M/L

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Marion County Farm Service Agency. 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 Marion County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required 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.

Closing: Closing will occur on or before Friday, December 16th, 2022.

The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is open for the 2023 cropping season.

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.

Surveys: A survey will be completed by the Seller for Tracts #2 and #3. The farmland tract acres are subject to change after the survey has been completed, but prior to the auction. No additional surveying or staking will be provided by the Seller.

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.