



224.38
ACRES M/L

Buchanan
C O U N T Y
absolute farmland auction



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'No-Reserve' Buchanan County Land Auction - Peoples Company is pleased to present the Maybeth D. Graham Estate and Trust in the sale 224.38 acres m/l in four separate tracts including three productive tillable farms and a commercial building site. The auction will take place on Wednesday, December 7, 2022, at 10:00 A.M. at the Brandon Area Community Center in Brandon, Iowa. The three tillable tracts are located northeast of Brandon along and just off of Brandon Diagonal Boulevard in Sections 12, 13 & 27 of Jefferson Township. The farm tracts offer something for everyone with smaller tracts available for beginning farmers and the entire portfolio is within close proximity for investors or larger farmers to add to their operation. Interstate 380 is just a few miles from the farms creating easy access to the Cedar Rapids grain markets which are less than 40 miles away. The commercial building site is located within the City of Brandon at 601 Lime Street.

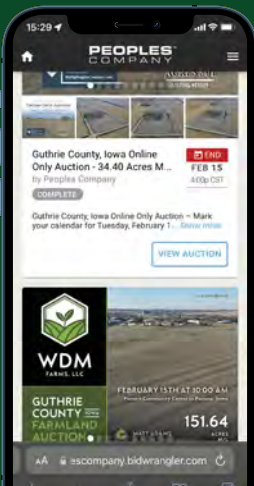
Tract 1: 140 acres m/l with 128.73 FSA cropland acres carrying a CSR2 of 70.2. There are currently 10.46 acres enrolled in CRP. The farm is located along Brandon Diagonal Boulevard and 305th Street in Sections 12 & 13 of Jefferson Township.

Tract 2: 44 acres m/l with 40.9 FSA cropland acres carrying a CSR2 of 79.4. The farm is located along Brandon Diagonal Boulevard in Section 12 of Jefferson Township

Tract 3: 39.6 acres m/l with 36.57 FSA cropland acres carrying a CSR2 of 65.0. The farm is accessed through a 60 ft. wide easement off of 310th Street and is located in Section 13 of Jefferson Township.

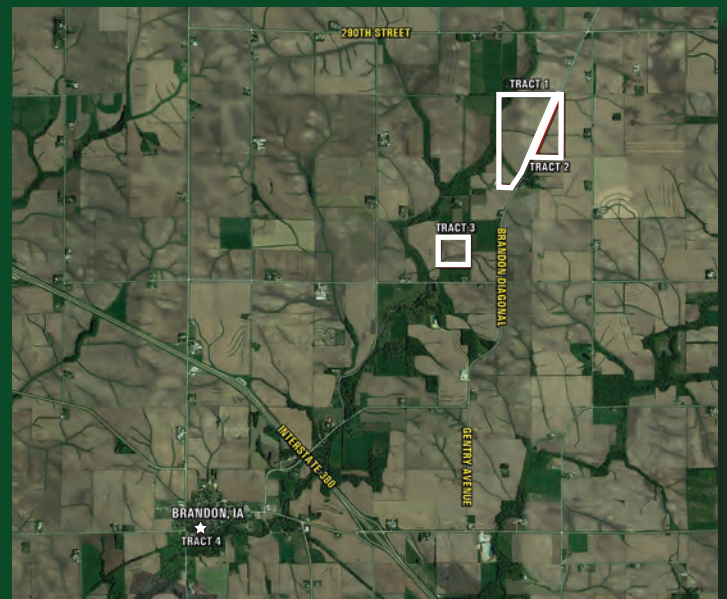
Tract 4: 0.78 surveyed acres with a 5,152 square foot commercial building located at 601 Lime Street, Brandon, Iowa.

The land tracts 1-3 using the "Buyer's Choice" auction method on a price per acre basis and the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. Tract 4 will be sold individually and on a "whole dollar amount" basis. Tracts will not be offered in their entirety at the conclusion of the auction. All tracts are being sold "absolute" with no reserve. In addition to in-person attendance, the auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



Online Bidding Available

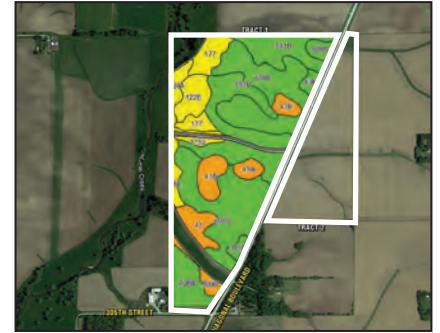
Not able to make it to the live auction but still want to bid? No problem. Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.





Tract 1 consists of 140 acres m/l with 128.73 FSA cropland acres carrying a CSR2 of 70.2. There are 118.27 acres m/l currently in row crop production which hold an average CSR2 of 70.6. The remaining 10.46 cropland acres are currently enrolled into a CP21 Filter Strip CRP contract that expires in 2023 and pays \$3,507 annually. This productive tract is mostly pattern tiled with plastic tile installed in the late 1980's and early 1990's. Tract 1 is located along the west side of Brandon Diagonal Boulevard and the north side of 305th Street in Sections 12 & 13 of Jefferson Township, Buchanan County, Iowa.

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
408B	Olin fine sandy loam	52.23	44.2%		74
391B	ClydeFloyd complex	30.01	25.4%		87
41B	Sparta loamy fine sand	8.58	7.3%		87
177	Saude loam	6.89	5.8%		60
284	Flagler sandy loam	5.54	4.7%		55
1226	Lawler loam	5.26	4.4%		59
41	Sparta loamy fine sand	4.74	4.0%		44
1152	Marshan clay loam	1.91	1.6%		54
809	Bertram fine sandy loam	1.60	1.4%		39
83B	Kenyon loam	1.51	1.3%		90
Wtd Avg					70.6



Directions

From Brandon: Travel east on 330th Street for 3 miles. Turn north onto Gentry Avenue (which will turn into Brandon Diagonal Boulevard) and travel 3 miles to 305th Street. Tract 1 begins at the northwest corner of the intersection.

From Independence: Travel south on Highway 150 for 5 miles to 290th Street. Turn east onto 290th Street and travel 2.8 miles to Brandon Diagonal Boulevard. Head south onto Brandon Diagonal Boulevard and travel 0.5 miles. Tract 1 will be on the west side of the road.



Tract 2 consists of 44 acres m/l with 40.9 FSA cropland acres carrying a CSR2 of 79.4. This productive tract is mostly pattern tiled with plastic tile installed in the late 1980s and early 1990s. Tract 2 is located along the east side of Brandon Diagonal Boulevard in the far southeast corner of Section 12 of Jefferson Township, Buchanan County, Iowa.

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
408B	Olin fine sandy loam	16.58	40.5%		74
391B	ClydeFloyd complex	15.59	38.1%		87
83B	Kenyon loam	6.33	15.5%		90
41B	Sparta loamy fine sand	2.40	5.9%		39
Wtd Avg					79.4



Directions

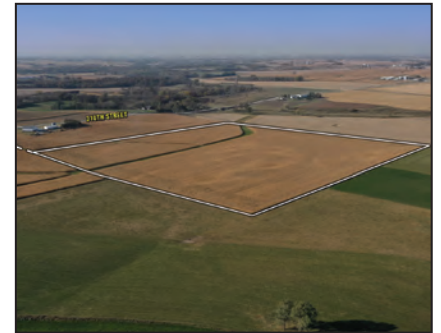
From Brandon: Travel east on 330th Street for 3 miles. Turn north onto Gentry Avenue (which will turn into Brandon Diagonal Boulevard) and travel 3.2 miles. Tract 2 is located along the east side of the road.

From Independence: Travel south Highway 150 for 5 miles to 290th Street. Turn east onto 290th Street and travel 2.8 miles to Brandon Diagonal Boulevard. Head south onto Brandon Diagonal Boulevard and travel 0.5 miles. Tract 2 will be on the east side of the road.



Tract 3 consists of 39.6 acres m/l with 36.57 FSA cropland acres carrying a CSR2 of 65.5. This tract is accessed easily via a 60 foot wide easement off of 310th Street. There is tile along the waterway and in the northeast corner of the farm. Tract 3 is located along in the far southwest quarter of Section 13, Jefferson Township, Buchanan County, Iowa.

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
391B	ClydeFloyd complex	17.54	48.0%		87
41B	Sparta loamy fine sand	9.25	25.3%		39
175B	Dickinson fine sandy loam	5.23	14.3%		50
213B	Rockton loam	2.79	7.6%		49
284	Flagler sandy loam	1.55	4.2%		55
809B	Bertram fine sandy loam	0.21	0.6%		39
Wtd Avg					65



Directions

From Brandon: Travel east on 330th Street for 3 miles. Turn north onto Gentry Avenue (which will turn into Brandon Diagonal Boulevard) and travel 2 miles to 310th Street. Head west on 310th Street for 0.25 mile and the entrance to Tract 3 will be on the north side of the road.

From Independence: Travel south Highway 150 for 5 miles to 290th Street. Turn east onto 290th Street and travel 2.8 miles to Brandon Diagonal Boulevard. Head south onto Brandon Diagonal Boulevard and travel 2.2 miles to 310th Street. Travel west on 310th Street for 0.25 mile and the entrance to Tract 3 will be on the north side of the road.



Tract 4 is a 0.78 acre m/l commercial zoned lot located within the City of Brandon, Iowa. The lot features a 5,152 square foot building with a storage area and office that was previously used as a lumber yard. Most of the yard is fenced for outdoor storage. Excellent opportunity to own a large storage facility. Tract 4 is located towards the southern edge of Brandon at 601 Lime Street.



Directions

Located on the southern end of Brandon at 601 Lime Street, Brandon, Iowa.

Terms & Conditions

Sellers: The Estate of Maybeth D. Graham & The Maybeth D. Graham Trust

Auction Method: Tracts 1, 2, and 3 will be sold on a price per acre basis and will be offered through the marketing method of "Buyer's Choice", where the high bidder can take, in any order, any or all tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased. Tract 4 will be offered individually and will sell on a "Whole Dollar" amount basis. These tracts will not be offered in their entirety at the conclusion of the auction. All tracts are being sold "Absolute" with no reserve.

Tract 1: 140 Acres M/L

Tract 2: 44 Acres M/L

Tract 3: 39.6 Acres M/L

Tract 4: 0.78 Acres M/L

Farm Program Information: Farm Program Information is provided by the Buchanan 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 farms are reconstituted by the Buchanan 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 a good check or wire transfer. All funds will be held in the Roberts & Eddy, P.C. Trust Account.

Closing: Closing will occur on or around Tuesday, January 17, 2023. The balance of the purchase price will be payable at closing in the form of certified check or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence. Closing will be overseen by the Roberts & Eddy Law Office in Independence.

Possession: Possession of Tracts 1-3 will be given at closing, subject to the current tenant's rights. Possession of Tract 4 will be given at closing.

Farm Lease: Tracts 1-3 are rented for the 2023 rowcrop season. All 2023 lease payments will be paid to the Buyer. Contact Agent for details.

CRP Payments: The buyer will receive the full 2023 CRP contract payment from 10/1/2022 - 9/30/2023 on Tract 1.

Survey Information: Tracts 1 & 2 will be surveyed prior to closing if sold to separate Buyers. The sales price will be based on the stated multiplier (140 acres for Tract 1 and 44 acres for Tract 2) and will not change if the survey determines there are more or less acres than estimated. Tract 3 is being sold based on the current legal description (39.6 acres). Tract 4 has a recent survey and will be sold as 0.78 surveyed acres.

Contract & Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with Roberts & Eddy the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer obtaining financing after the auction is over. All financial arrangements are to have been made prior to bidding at the auction. Transfer of title on the Trust land (Tracts 1 & 2) will be made by Trustee's Warranty Deed. Transfer of title on the Estate owned land (Tracts 3 & 4) will be made by Warranty Deed.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Online and phone bidders must register with the Auctioneer at least 24 hours prior to the start of 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 abstracts.

2300 Swan Lake Blvd Suite #300
Independence, IA



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