

THURSDAY, MAY 25
10:00 AM

JASPER COUNTY FAIR GROUNDS | EXHIBIT HALL
359 N. WALNUT STREET, COLFAX, IA 50054

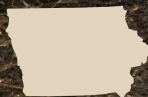
B U Y E R S C H O I C E A U C T I O N

JASPER COUNTY

ACRES

1,183.97

M/L



ELEVEN TRACTS



MATT ADAMS 515.423.9235
Matt@PeoplesCompany.com
IA LIC S59699000

STEVE BRUERE 515.222.1347
Steve@PeoplesCompany.com
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 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #16680



1,183.97

TOTAL ACRES M/L | ELEVEN TRACTS

THURSDAY, MAY 25, 2023

BUYERS CHOICE AUCTION | 10:00 AM

JASPER COUNTY FAIR GROUNDS | EXHIBIT HALL

359 N. WALNUT STREET | COLFAX, IA 50054

Major Jasper County, Iowa Land Auction – Mark your calendar for Thursday, May 25th, 2023 at 10:00 AM! Peoples Company is pleased to represent the Healy Family in the sale of 1,183.97 total acres m/l of prime Jasper County, Iowa farmland through 11 different tracts ranging in size from 30.87 acres m/l to 316.07 acres m/l.

Of the total 1,183.97 acres m/l in this portfolio, the Healy Family farmland includes 844 FSA cropland acres with an estimated 733.33 acres currently in row crop production carrying a CSR2 rating in the mid 60's to high-80's. The remaining 110.67 FSA cropland acres currently enrolled in the Conservation Reserve Program (CRP) with contracts expiring between 2026-2032. The remaining balance of the acres consists of quality timber and excellent recreation along the South Skunk River. Located in a strong farming community near several competing grain markets including both grain elevators and ethanol plants, these highly-tillable, contiguous tracts of farmland would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. This excellent land portfolio has been proudly owned by the Healy Family for many years with a long term tenant that has taken excellent care of the farm.

Over the years, the Healy Farm has been well operated and managed resulting in optimal soil fertility and yields well above the county averages. Recent soil analysis completed in November of 2022 shows the farm containing optimal PH levels and Phosphorous, Potassium and Organic Matter levels well above average. Farm approved APH yields for corn range from 217 to 244 and soybeans range from 58 to 67, well above the county T-yields of 199 and 57 respectively.

TRACT 1: 124.31 acres m/l with an estimated 121.67 FSA cropland acres carrying a CSR2 soil rating of 74.1.

TRACT 2: 30.87 surveyed acres m/l with an estimated 28.51 FSA cropland acres carrying a CSR2 soil rating of 89.5.

TRACT 3: 99.46 acres m/l with an estimated 96.79 FSA cropland acres carrying a CSR2 soil rating of 83.3.

TRACT 4: 33.27 acres m/l with an estimated 21.97 FSA cropland acres carrying a CSR2 soil rating of 61.1.

TRACT 5: 59.90 surveyed acres m/l with an estimated 53.08 FSA cropland acres carrying a CSR2 soil rating of 74.2.

TRACT 6: 40 acres m/l with an estimated 35.76 FSA cropland acres and a CSR2 rating of 87.

TRACT 7: 103.74 surveyed acres m/l with an estimated 105.81 FSA cropland acres and a CSR2 rating of 70.6. Of the 105.81 acres m/l 1.81 acres are enrolled into the Conservation Reserve Program (CRP) until 2032 with an annual payment of \$438.22 (\$242.11/acre).

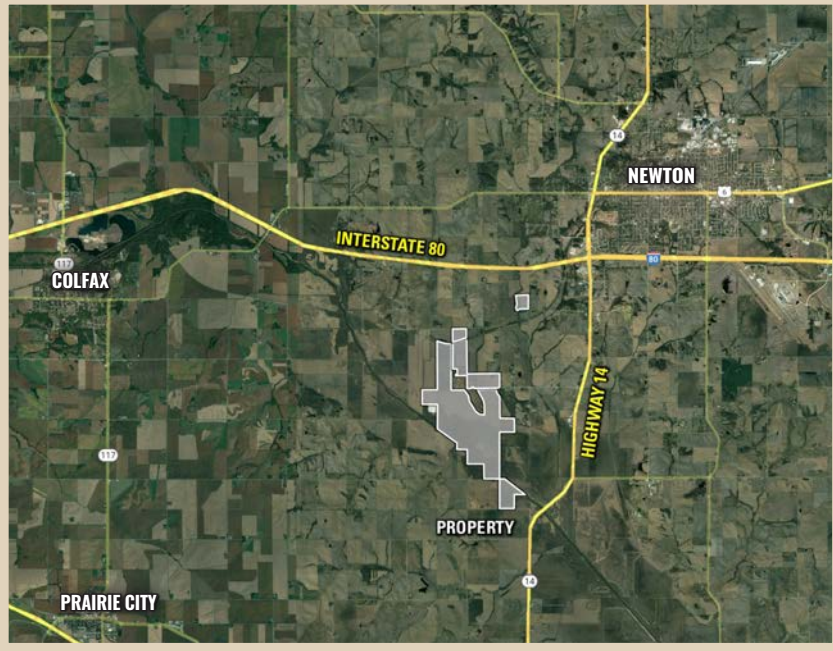
TRACT 8: 156.66 surveyed acres m/l with an estimated 142.02 FSA cropland acres and a CSR2 rating of 71.7.

TRACT 9: 140.23 surveyed acres m/l with an estimated 129.53 FSA cropland acres and a CSR2 rating of 59.8.

TRACT 10: 316.07 acres m/l with 45.43 FSA cropland acres. Currently, the 45.43 FSA cropland acres are enrolled into the Conservation Reserve Program (CRP) with 42.72 acres enrolled in CP31 until 2026 with an annual payment of \$11,583 (\$271.13/acre), additionally .63 acres are enrolled in CP21 until 2029 with an annual payment of \$131 (\$208/acre), and 2.08 acres enrolled in CP9 until 2032 with an annual payment of \$503.58 (\$242.11/acre). The overall annual CRP payment is \$12,217.58.

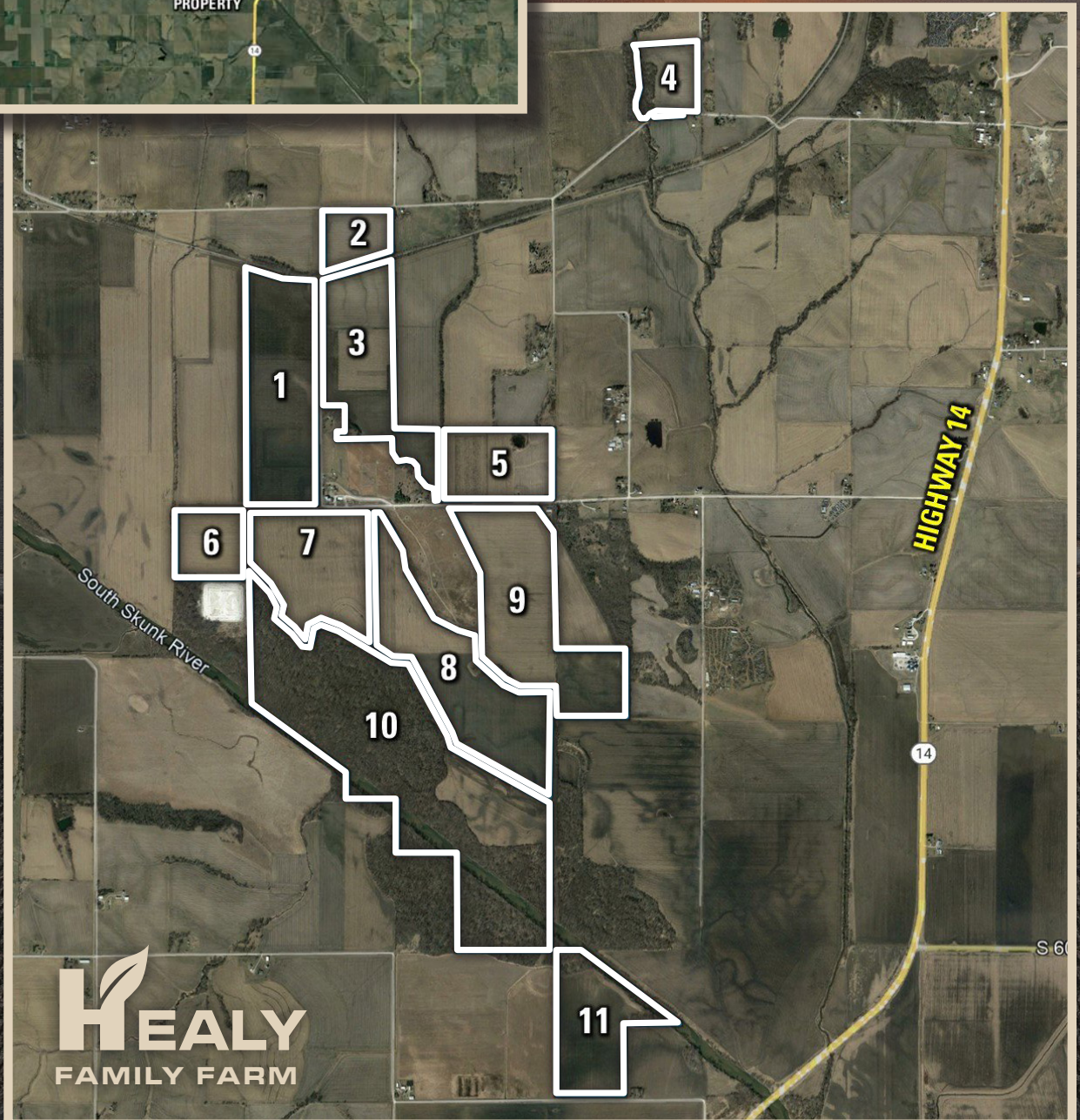
TRACT 11: 79.46 acres m/l with 63.43 FSA cropland acres. Currently, the 63.43 FSA cropland acres are enrolled into the Conservation Reserve Program (CRP) with 61.42 acres enrolled in CP38E-2 until 2032 with an annual payment of \$15,012 (\$244.42/acre). Additionally, 2.01 acres enrolled in CP21 until 2031 with an annual payment of \$603 (\$300/acre). The overall annual CRP payment is \$15,615.

The eleven tracts will be offered via Public Auction and will take place at 10:00 AM at the Jasper County Fair Grounds, Exhibit Hall, 359 N. Walnut Street, Colfax, IA 50054. The farmland tracts will be sold as eleven 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 all tracts for their high bid. "Buyer's Choice" auctioning will continue until all eleven 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 Interstate 80/Highway 14 Exit: Travel south on Highway 14 for approximately 2 miles, turn right (west) onto S 48th Avenue W. Continue west for 1.5 miles and look for Peoples Company signs.



HEALY
FAMILY FARM

MATT ADAMS 515.423.9235
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STEVE BRUERE 515.222.1347
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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

NAA
Auctioneer

TRACT 1

124.31 ACRES M/L

Estimated 121.67 FSA Cropland Acres

CSR2 Rating of 74.1

Estimated Gross Taxes \$ 4,788.57



DESCRIPTION

Tract 1 consists of 124.31 acres m/l with an estimated 121.67 FSA cropland acres carrying a CSR2 rating of 74.1. Primary soil types include the highly productive Nevin silty clay loam and Bremer silty clay loam. Located on the west side of W 54th Street S, this tract is situated in Section 12 and 13 of Mound Prairie Township.

A wetland determination has been completed on this tract and has been deemed Prior Converted.

Tract 1 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$15,208.75 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
88	Nevin silty clay loam	35.26	29.0%		92
43	Bremer silty clay loam	24.57	20.2%		74
54	Zook silty clay loam	19.63	16.1%		60
8B	Judson silty clay loam	9.63	7.9%		93
41B	Sparta loamy fine sand	9.26	7.6%		39
172	Wabash silty clay loam	8.81	7.2%		38
8	Judson silt loam	6.45	5.3%		98
120D2	Tama silty clay loam	4.58	3.8%		62
135	Coland clay loam	2.83	2.3%		76
Weighted Average					74.1



TRACT 2

30.87 ACRES M/L

Estimated 28.51 FSA Cropland Acres

CSR2 Rating of 89.5

Estimated Gross Taxes \$1,442.88



DESCRIPTION

Tract 2 consists of 30.87 surveyed acres m/l with an estimated 28.51 FSA cropland acres carrying a CSR2 rating of 89.5. The primary soil type is the highly productive Tama silty clay loam. This highly tillable farmland tract is located on the southeast corner of W 54th Street S and S 36th Avenue W and is situated within the Southeast Quarter of Section 12 in Mound Prairie Township.

Tract 2 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$3,563.75 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
120C2	Tama silty clay loam	19.47	68.3%		87
120B	Tama silty clay loam	9.04	31.7%		95
Weighted Average					89.5



TRACT 3

99.46 ACRES M/L

Estimated 96.79 FSA Cropland Acres

CSR2 Rating of 83.3

Estimated Gross Taxes \$ 4,712.37



DESCRIPTION

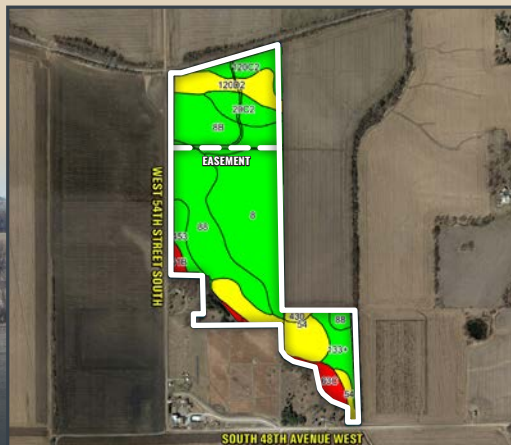
Tract 3 consists of 99.46 acres m/l with an estimated 96.79 FSA cropland acres carrying a CSR2 rating of 83.3. Primary soil types include the highly productive Judson silty loam, Nevin silty clay loam, and Judson silty clay loam. This nearly 100% tillable farmland tract is located within parts of Section 12, 13, and 18 of Mound Prairie Township. Tract 3 is situated along both W 54th Street S and S 48th Avenue W with accessible driveways along both roads.

Tract 3 contains a 40' wide perpetual ingress/egress easement to benefit the adjoining landowner.

Tract 3 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$12,098.75 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
8	Judson silt loam	26.90	27.8%		98
88	Nevin silty clay loam	17.96	18.6%		92
8B	Judson silty clay loam	12.71	13.1%		93
54	Zook silty clay loam	10.41	10.8%		60
120D2	Tama silty clay loam	6.95	7.2%		62
20C2	Killduff silty clay loam	5.01	5.2%		81
120C2	Tama silty clay loam	4.80	5.0%		87
133+	Colo silt loam	4.36	4.5%		78
63C	Chelsea loamy fine sand	2.90	3.0%		14
453	Tuskeego silt loam	2.82	2.9%		81
Weighted Average					83.3



TRACT 4

33.27 ACRES M/L

Estimated 21.97 FSA Cropland Acres

CSR2 Rating of 61.1

Estimated Gross Taxes \$993.09



DESCRIPTION

Tract 4 consists of 33.27 acres m/l with an estimated 21.97 FSA cropland acres carrying a CSR2 rating of 61.1. The remaining balance of the tract consists of heavily-wooded timber draws offering ample recreational opportunities with Cherry Creek bordering the west side of the tract. Primary soil types include Downs silt loam and Judson silty clay loam. Located on the northwest corner of Meadow Avenue and W 36th Street S, Tract 3 is situated within the northeast quarter of Section 7 of Palo Alto Township.

Tract 4 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$2,746.25 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
M162D2	Downs silt loam	17.68	80.5%		57
8B	Judson silty clay loam	2.00	9.1%		93
54	Zook silty clay loam	1.76	8.0%		60
M162C2	Downs silt loam	0.31	1.4%		82
314	Lawson-Nodaway-Colo Complex	0.22	1.0%		77
Weighted Average					61.1



HEALY
FAMILY FARM

JASPER COUNTY

TRACT 5

59.90 ACRES M/L

Estimated 53.08 FSA Cropland Acres

CSR2 Rating of 74.2

Estimated Gross Taxes \$1,855.73



DESCRIPTION

Tract 5 consists of 59.90 surveyed acres m/l with an estimated 53.08 FSA cropland acres carrying a CSR2 rating of 74.2. Primary soil types include the highly productive Judson silty loam and Colo silt loam. Tract 5 is improved with five grain bins and the capacity to hold approximately 107,000 bushels of grain. The bin site consists of two Brock grain bins built in the late 90's, each with a capacity of approximately 8,500 bushels. The three Conrad American bins built in 2019 each have a capacity of 30,000 bushels and are equipped with fans and lomp temperature dryers. The grain bin site also includes two - 1,000 gallon LP tanks. Tract 5 is situated along S 48th Avenue W and is located within Section 18 of Palo Alto Township.

Tract 5 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$6,635 at closing. Possession of the grain bins will be given to the new buyer on June 1, 2024.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
8B	Judson silty clay loam	18.99	35.8%		93
133+	Colo silt loam	13.69	25.8%		78
120D2	Tama silty clay loam	7.15	13.5%		62
63D	Chelsea loamy fine sand	3.31	6.2%		5
620D2	Port Byron silt loam	3.26	6.1%		59
8	Judson silt loam	2.02	3.8%		98
41C2	Sparta loamy fine sand	1.56	2.9%		30
54	Zook silty clay loam	1.43	2.7%		60
120C2	Tama silty clay loam	0.77	1.5%		87
20E2	Killduff silty clay loam	0.61	1.1%		44
Weighted Average					74.2



TRACT 6

40.00 ACRES M/L

Estimated 35.76 FSA Cropland Acres

CSR2 Rating of 87

Estimated Gross Taxes \$1,724.02



DESCRIPTION

Tract 6 consists of 40 acres m/l with an estimated 35.76 FSA cropland acres carrying a CSR2 rating of 87. Primary soil types include the highly productive Nevin silty clay loam and Nodaway silt loam. This highly tillable farmland tract is located within Section 13 of Mound Prairie Township. Access to Tract 6 is provided via an easement from the corner of S. 48th Avenue W. & W. 54th Street S. running straight west to the eastern edge of this tract. Please contact agents for more details.

A wetland determination has been completed on this farm and 0.4 Acres are deemed to be a wetland.

Tract 6 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$4,470 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
88	Nevin silty clay loam	27.27	76.3%		92
220	Nodaway silt loam	4.62	12.9%		77
43	Bremer silty clay loam	2.77	7.7%		74
172	Wabash silty clay	1.10	3.1%		38
Weighted Average					87



TRACT 7

103.74 ACRES M/L

Estimated 105.81 FSA Cropland Acres

CSR2 Rating of 70.6

Estimated Gross Taxes \$4,102.74



DESCRIPTION

Tract 7 consists of 103.74 surveyed acres m/l with an estimated 105.81 FSA cropland acres. The current tillable acres is approximately 104 acres with a CSR2 rating of 70.6. Primary soil types include the highly productive Nevin silty clay loam and Wabash silty clay. There are an additional 1.81 acres enrolled into the Conservation Reserve Program (CRP) until 2032. The CRP practice is CP-9 and has an annual payment of \$438.22 (\$242.11/ Acre). Tract 7 is located on the south side of S 48th Avenue W and is situated in Section 13 of Mound Prairie Township.

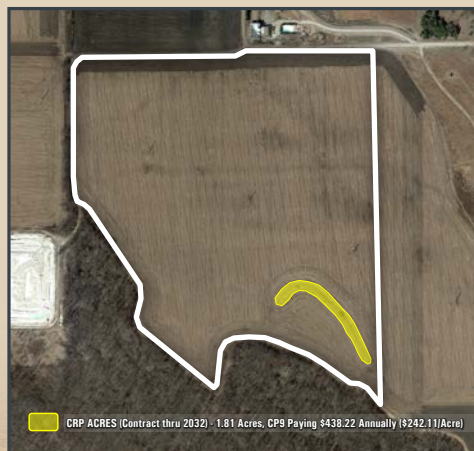
This tract is levee protected from the South Skunk River along the southern border. A wetland determination has been completed on this farm.

Tract 7 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$13,000 at closing. 2023 CRP Income will be prorated between the Buyer and Seller to the date of Closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
88	Nevin silty clay loam	52.15	49.3%		92
172	Wabash silty clay loam	31.79	30.0%		38
43	Bremer silty clay loam	7.79	7.4%		74
135	Coland clay loam	6.74	6.4%		76
1226	Lawler loam	5.56	5.3%		59
2133	Colo silty clay loam	1.20	1.1%		35
Weighted Average					70.6

CRP MAP



TRACT 8

156.66 ACRES M/L

Estimated 142.02 FSA Cropland Acres

CSR2 Rating of 71.7

Estimated Gross Taxes \$6,916.30



DESCRIPTION

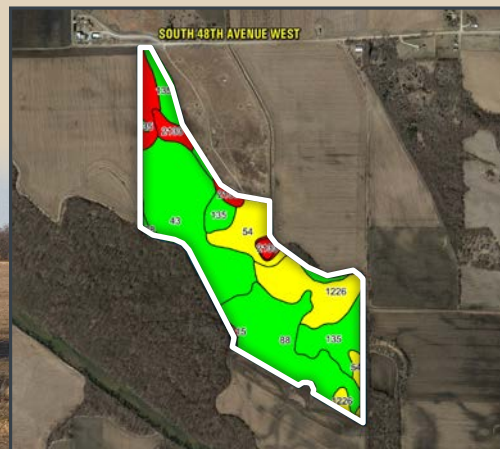
Tract 8 consists of 156.66 surveyed acres m/l with an estimated 142.02 FSA cropland acres carrying a CSR2 rating of 71.7. Primary soil types include the highly productive Bremer silty clay loam, Nevin silty clay loam, and Coland clay loam. This highly tillable farmland tract is located within parts of Sections 13, 18, and 19 in Palo Township, Jasper County, Iowa.

This tract is levee protected from the South Skunk River along the southern border. A wetland determination has been completed on this farm.

Tract 8 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$17,752.50 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
43	Bremer silty clay loam	39.70	28.0%		74
88	Nevin silty clay loam	33.10	23.3%		92
135	Coland clay loam	24.07	16.9%		76
1226	Lawler loam	19.22	13.5%		59
54	Zook silty clay loam	12.57	8.9%		60
2133	Colo silty clay loam	7.47	5.3%		35
172	Wabash silty clay	5.71	4.0%		38
Weighted Average					71.7



HEALY
FAMILY FARM

JASPER COUNTY

TRACT 9

140.23 ACRES M/L

Estimated 129.53 FSA Cropland Acres

CSR2 Rating of 59.8

Estimated Gross Taxes \$4,344.38



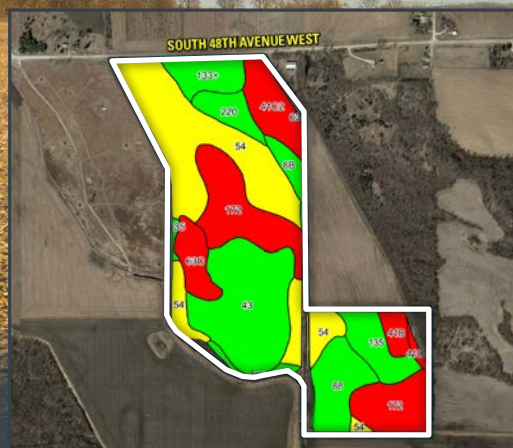
DESCRIPTION

Tract 9 consists of 140.23 surveyed acres m/l with an estimated 129.53 FSA cropland acres carrying a CSR2 rating of 59.8. Primary soil types include Zook silty clay loam and Wabash silty clay loam. This highly tillable farmland tract is located within parts of Sections 18 and 19 in Palo Township, Jasper County, Iowa.

Tract 9 is leased for the 2023 cropping season. The new buyer will receive a lease credit of \$16,191.25 at closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
54	Zook silty clay loam	35.57	27.5%		60
43	Bremer silty clay loam	23.29	18.0%		74
172	Wabash silty clay	23.19	17.9%		38
88	Nevin silty clay loam	9.50	7.3%		92
135	Coland clay loam	8.97	6.9%		76
41C2	Sparta loamy fine sand	8.63	6.7%		30
133+	Colo silty loam	5.80	4.5%		78
63C	Chelsea loamy fine sand	5.08	3.9%		14
220	Nodaway silt loam	4.28	3.3%		77
41B	Sparta loamy fine sand	2.59	2.0%		39
8B	Judson silty clay loam	2.52	1.9%		93
Weighted Average					59.8



TRACT 10

316.07 ACRES M/L

Estimated 45.43 FSA Cropland Acres

CSR2 Rating of 64.7

Estimated Gross Taxes \$994.80

DESCRIPTION

Tract 10 consists of an excellent opportunity to own a large recreational farm along the South Skunk River. Tract 10 totals 316.07 acres m/l with 45.43 FSA cropland acres carrying a CSR2 rating of 64.7. Currently, the 45.43 FSA cropland acres are enrolled into the Conservation Reserve Program (CRP) with 42.72 acres enrolled in CP31 until 2026 with an annual payment of \$11,583 (\$271.13/acre), additionally .63 acres are enrolled in CP21 until 2029 with an annual payment of \$131 (\$208/acre), and 2.08 acres enrolled in CP9 until 2032 with an annual payment of \$503.58 (\$242.11/acre). The overall annual CRP payment is \$12,217.58.

The balance of the acres consists of quality timber and river frontage that offer plenty of recreational opportunities and spectacular views of hardwoods overlooking the South Skunk River. You'll find abundant wildlife here and a variety of fish including bass, crappie, and catfish; and the blocks of hardwood timber should prove that land adjacent to river systems produce the largest whitetails and have exceptional turkey hunting.

Tract 10 contains two separate access points via easements. The first access point is provided by an easement from the intersection of S. 48th Avenue W. & W. 54th Street S. to access the timber and west side of the tract. The second access point is from an easement off S. 48th Avenue W that runs through the water treatment facility and provides access to the CRP and east side of the tract. The north boundary of Tract 10 contains the levee that protects the tillable land on Tract 7 and 8. This levee can provide means of access for the new owner to get from one side to the other, however access will be restricted to ATV's and UTV's.

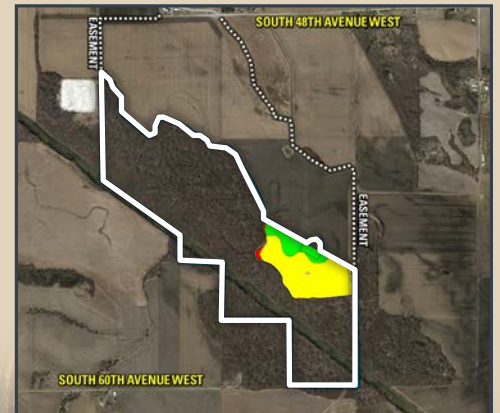
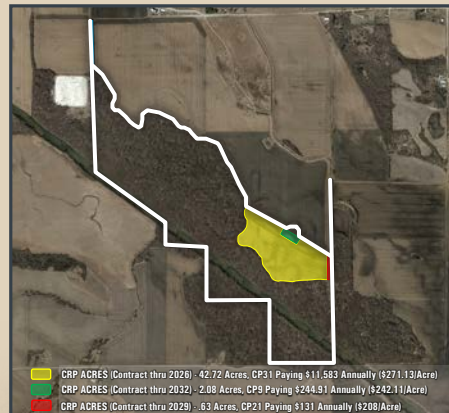
2023 CRP Income will be prorated between the Buyer and Seller to the date of Closing.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
1226	Lawler loam	34.32	75.5%		59
88	Nevin silty clay loam	9.66	21.3%		92
3115	Colo, overwash-Lawson complex	1.11	2.4%		5
54	Zook silty clay loam	0.34	0.7%		60
Weighted Average					64.7

CRP MAP



TRACT 11

79.46 ACRES M/L

Estimated 63.43 FSA Cropland Acres

CSR2 Rating of 76.6

Estimated Gross Taxes \$2,680.21



DESCRIPTION

Tract 11 consists of 79.46 acres m/l with an estimated 63.43 FSA cropland acres which are currently enrolled in two CRP contracts. 61.42 acres are enrolled in CP38E-2 practice (native grass) until 2032 with an annual payment of \$15,012 (\$244.42/Acre). The remaining 2.01 acres are enrolled in the CP21 practice (filter strips) until 2031 with an annual payment of \$603 (\$300/Acre). Primary soil types include Bremer silty clay loam, Colo silt loam and Nevin silty clay loam carrying an average CSR2 of 76.6 across all CRP acres. If a new buyer wishes, the CRP contracts could be bought out and the land returned to farm production. Estimated buyout costs are \$27,208.16 for the 61.42 acres enrolled in CP38E-2 and \$3,166.87 for the 2.01 acres enrolled in CP21. These amounts are subject to vary depending on the termination date of the contracts.

The remaining balance of Tract 11 consists of mature timber and river frontage, offering many recreational opportunities and abundant wildlife. This tract is situated on the north side of S 64th Avenue W and is located in Section 30 of Fairview Township.

2023 CRP Income will be prorated between the Buyer and Seller to the date of Closing.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of field	Legend	CSR2
43	Bremer silty clay loam	31.57	49.8%		74
133+	Colo silt loam	21.93	34.6%		78
88	Nevin silty clay loam	7.61	12.0%		92
54	Zook silty clay loam	1.20	1.9%		60
172	Wabash silty clay	1.01	1.6%		38
3115	Colo, overwash-Lawson complex	0.11	0.2%		5
Weighted Average					76.6

CRP MAP



AUCTION TERMS & CONDITIONS

THURSDAY, MAY 25, 2023

JASPER COUNTY FARMLAND AUCTION | 10:00 AM

JASPER COUNTY FAIR GROUNDS | EXHIBIT HALL

359 N. WALNUT STREET | COLFAX, IA 50054

1,183.97 Acres M/L | Offered as Eleven Tracts

SELLER: Healy Farm Trust & Cletus J Healy Trust

AUCTION METHOD: 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, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all eleven tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

TRACT 1: 124.31 Acres M/L

TRACT 2: 30.87 Acres M/L

TRACT 3: 99.46 Acres M/L

TRACT 4: 33.27 Acres M/L

TRACT 5: 59.90 Acres M/L

TRACT 6: 40 Acres M/L

TRACT 7: 103.74 Acres M/L

TRACT 8: 156.66 Acres M/L

TRACT 9: 140.23 Acres M/L

TRACT 10: 316.07 Acres M/L

TRACT 11: 79.46 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 Jasper 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 Jasper 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 cash or check. All funds will be held in Peoples Company's Trust Account.

CLOSING: Closing will occur on or before Thursday, July 13th, 2023. 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 leased for the 2023 crop year. Contact agent for details.

CRP CONTRACTS: Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). 2023 CRP Income will be prorated between the Buyer and Seller to the date of Closing. Contact agent for details.

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.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

SURVEYS: 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.

MATT ADAMS 515.423.9235

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IA LIC S59699000

STEVE BRUERE 515.222.1347

Steve@PeoplesCompany.com

IA LIC S43684000

HEALY
FAMILY FARM

JASPER COUNTY

12119 Stratford Drive
Clive, Iowa 50325



To view this listing online,
scan the QR code or visit
PeoplesCompany.com
Listing #16680



MAY						
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			
10:00 AM						

JASPER COUNTY

ACRES **1,183.97** M/L

BUYERS CHOICE AUCTION

HEALY
FAMILY FARM

THURSDAY, MAY 25 | 10:00 AM

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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #16680

