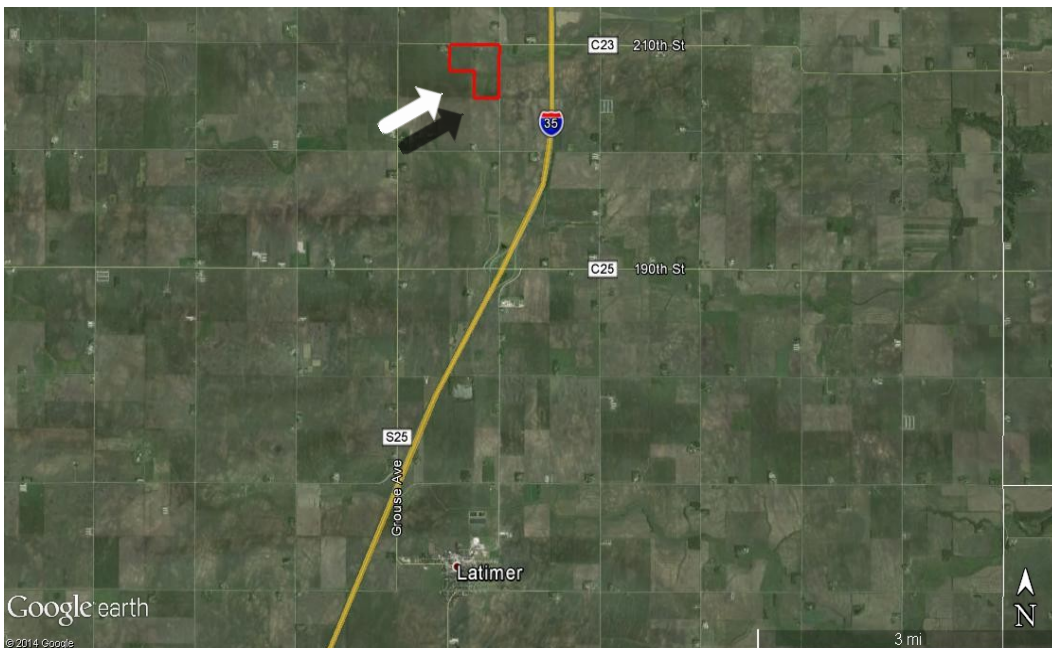


LAND AUCTION



120 ACRES M/L FRANKLIN COUNTY, IOWA



LISTING #12157

120 Acres M/L

December 02, 2014

Tuesday 10:00 AM

Franklin County Convention Center

1008 Central Ave W.

Hampton, Iowa

DESCRIPTION:

120 Acres M/L of high quality Franklin County farm ground to be sold at public auction. Located along the corner of County Road C23 (210th St.) and Heather Ave. in Richland Township and just one mile from Interstate 35. Farm consists of 111 tillable acres with an average CSR of 79.7 and CSR2 of 87.1. Main soil types include clarion loam and nicolet loam. There are 0.6 acres of CRP at a rate of \$228/acre, expiring in 9-2019.

DIRECTIONS:

From Latimer, travel north on County Road S25 for five miles. Turn east on County Road C23 (210th Street). Property is located on the south side of the road after one half mile.

LEGAL DESCRIPTION:

The East Half (E1/2) of the Northeast Quarter (NE1/4), and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-One (31), Township Ninety-Three (93) North, Range Twenty-One (21), West of the 5th P.M., Franklin County, Iowa.

FARM PROGRAM INFORMATION:

CROPLAND: 108.99 Acres

CORN BASE: 86.4 Base Acres with a Direct and CC Yield of 123-123 bu.

BEAN BASE: 22 Base Acres with a Direct and CC Yield of 35-35 bu.

This land is classified as NHEL, with the Wetlands determination not complete.

FARM LEASE:

Farm is open for 2015 growing season.

TAXES:

\$2,844 Annually



STEVE BRUERE

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O: 515.222.1347

Steve@PeoplesCompany.com



JEFFEREY T. OBRECHT

C: 515.689.1648

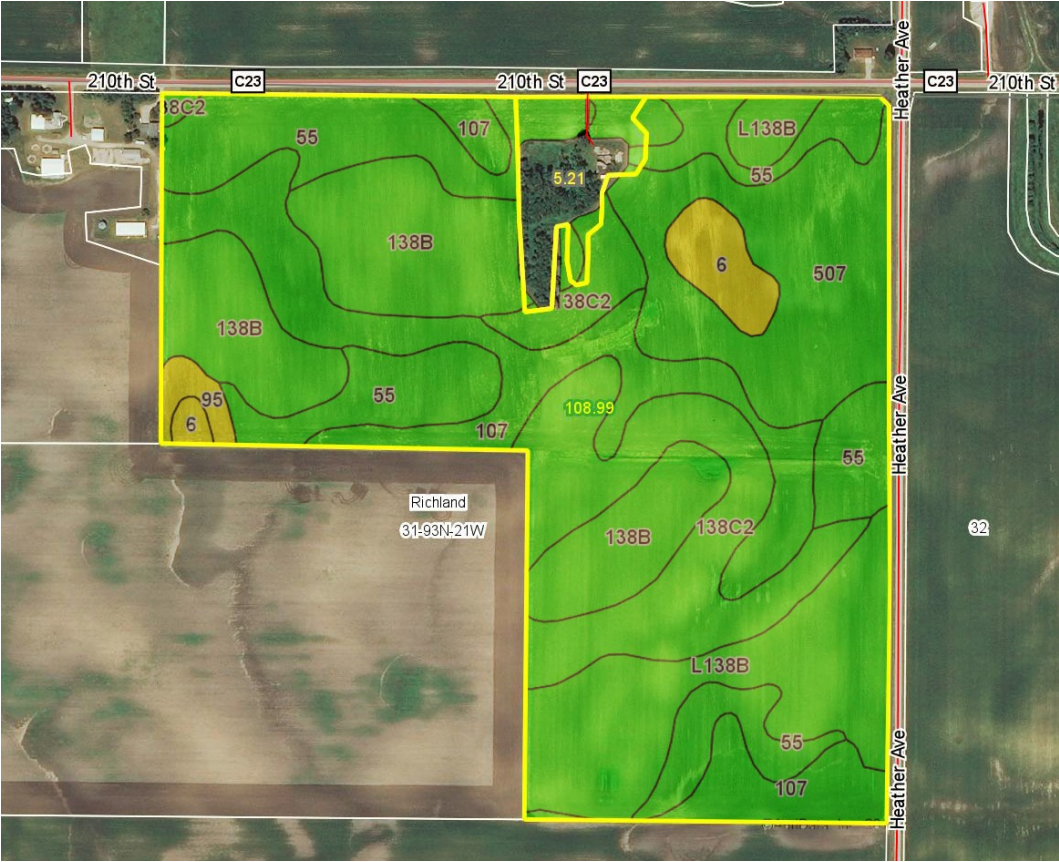
O: 641.648.5065

JObrecht@PeoplesCompany.com

LAND AUCTION

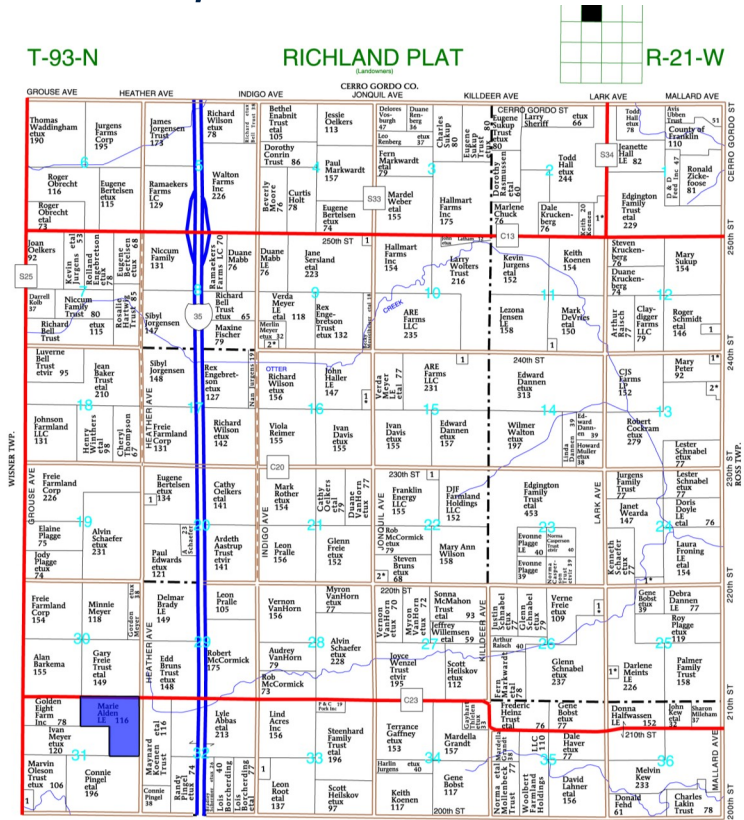


CSR 2—TILLABLE SOILS



Area Symbol: JA069. Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	20.93	18.9%			I	91 89
138B	Clarion loam, 2 to 6 percent slopes	19.86	17.9%			Ile	90 82
107	Webster silty clay loam, 0 to 2 percent slopes	19.19	17.3%			Ilw	88 84
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	17.84	16.1%			IIle	83 65
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.70	13.2%			Ile	88
507	Canisteo silty clay loam, 0 to 2 percent slopes	14.36	12.9%			Ilw	88 79
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.02	2.7%			IIIw	56 57
95	Harps loam, 1 to 3 percent slopes	1.09	1.0%			Ilw	68 63
Weighted Average						87.1	87.1

FRANKLIN COUNTY, RICHLAND PLAT



For more information look up listing #12157 on our website.

LISTING #12157

POSSESSION:
Possession will be granted on or about March 1, 2015. Farm is open for 2015 growing season.

EARNST 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 trust account.

CONTRACT & 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. Sale is not contingent upon buyer financing.

CLOSING:
Closing will be on or before January 16, 2015, subject to tenants' rights. The balance of the purchase price will be payable at closing in cash or guaranteed check.

ATTORNEY:
Jim Robbins—Boone, Iowa

SELLER: Marie Alden

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 announcements made day of sale take precedent over previously provided information.

All bids will be on a per acre basis.

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

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.

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