

Lucas County Land Auction



Description: 534 acres m/l combination farmland and recreational ground to be sold at auction in 3 separate tracts or combined in Lucas County. Tract 1 offers 125 acres of pasture with Hwy frontage. 111.5 can be farmed on an 8 year rotation, 3 year crop or with no tillage. 2 ponds for livestock and a great place to build with unbelievable views. Tract 2 offers a nice 1800 sq. ft. ranch home with 1160 sq. ft. basement. 45X72 Morton shed, 24X48 pole barn. Feed and Hay shed along with corral are included in the sale. Also included with tract 2 is 162 acres m/l of pasture with scenic views and abundant deer and turkey. Tract 3 offers 247 acres m/l with 229.7 m/l acres considered FSA tillable per Agridata. 178 acres of N Hel Bottom ground. 50 acres of Hel rolling hill ground. Tracts 1 and 2 and 3 will be combined and offered all together.

Tract 1: 125 Total Acres with 111.5 total cropland. 26.4 CSR

Tract 2: 162 Total Acres with a CSR of 30.1

Tract 3: 247 Total Acres with 229.7 of total cropland. 39.5 CSR.

Corn: 136.3 Base acres with a DY of 88 and a CC Yield of 89.

Bean: 71 Base acres with a DY of 23 and a CC Yield of 27.

Grain Sorghum: 17.6 Base acres with a DY of 71 and a CC Yield of 67.

Directions: From Lucas, travel east 2 miles on Hwy 34 then turn south on 167th Ave. Go 1 1/2 miles south to 480th Lane. Go east on 480th 1/2 mile. The house is on the North side of road. Look for signs.

Earnest Payment: A 10% 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 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. Sale is not contingent upon buyer financing.

Closing & Possession: Closing & possession is on or about April 1, 2013 subject to tenant's rights. The balance of purchase price will be payable at closing in cash or guaranteed check.

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.

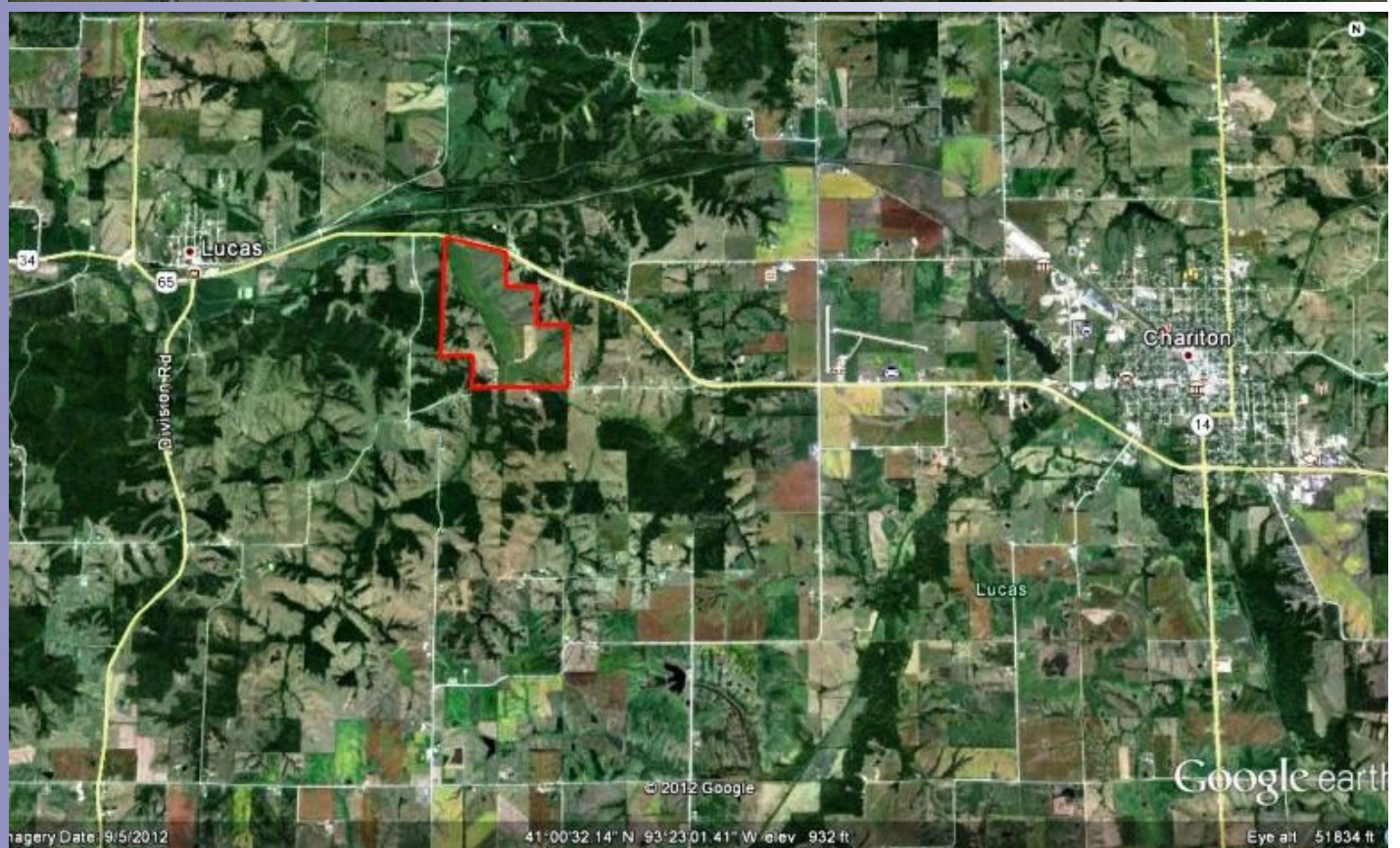
Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Daran Becker
P: 515.961.0247
C: 515.979.3498
Daran@PeoplesCompany.com

Auctioneer: Jim Curran

534 Acres M/L
Friday, March 1, 2013
10:00 AM
Lucas Community Center
Lucas, IA 50151



Additional information can be found on our website: **LISTING # 10933**

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