

FRIDAY, JULY 12TH, 2019 | 10:00 AM

Diagonal Community Center | 308 Broadway St. | Diagonal, IA 50845



LAND AUCTION

RINGGOLD COUNTY, IOWA

OFFERED IN TWO INDIVIDUAL TRACTS

LISTING #14541

DARAN BECKER: 515.979.3498
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ERIC@PEOPLES COMPANY.COM

RINGGOLD COUNTY, IOWA

Offering 249 acres m/l of pristine Ringgold County farmland located in sections 7, 8, and 17 of Jefferson Township. This farm is being offered for sale at public auction on July 12, 2019 at 10:00 am at the Diagonal Community Center.

This farm is being sold in two tracts with no option to combine either tract.

TRACT 1



ADDRESS: 1695 115TH ST., DIAGONAL, IA 50845

80 ACRES M/L

Parcel Number: 003114, 003115

Net Taxes: \$3,204.00

CSR2: 51.30

Tract one will be sold as 80 acres m/l that includes building site, dwelling and a pond. The dwelling is a 1,904 sq. ft. ranch style home built in 1999 with three bedrooms, and two bathrooms. The house and buildings are being sold "as is" with no guarantees on their condition.

The farm is currently all in grass and hay but has been tiled and terraced. There is currently no fence on the west side of the property but money will be put in escrow from the proceeds of the sale for a new fence to be installed. The total acres carry a CSR2 of 51.2 and the tillable acres are estimated at 58.8 acres with a CSR2 of 51.2.

★The farm has not been certified with the FSA and is not in any government programs.

★There is no information on tillable acres and/or farmland acres from the FSA.

★Tillable acres are purely an estimate with no farm plan available and no guarantees that the FSA will allow them to be tilled.

TRACT 2



ADDRESS: 00 COUNTY ROAD P33, DIAGONAL, IA 50845

169 ACRES M/L

Parcel Number: 003113, 003112, 003107, 003106, 0031082

Net Taxes: \$2,574.00

CSR2: 47.80

Tract two will be sold as 169 acres m/l. The farm is currently being used for hay and pasture and has been improved with tile and terraces. The total acres carry an average CSR2 of 46.2 and the 134 estimated tillable acres carry an average CSR2 of 47.8. The property includes four ponds and a creek with dense hardwood timber bordering the farm on the East and South sides that are loaded with deer and turkey. This farm is an open slate with a lot of opportunity!

★The farm has not been certified with the FSA and is not in any government programs.

★There is no information on tillable acres and/or farmland acres from the FSA.

★Tillable acres are purely an estimate with no farm plan available and no guarantees that the FSA will allow them to be tilled.

MORE INFO AT PEOPLESCOMPANY.COM

LAND AUCTION

LISTING #14541



TRACT 1



TRACT 1



TRACT 2



TRACT 2

AUCTION TERMS & CONDITIONS

Auction Method: Property will be offered as two individual tracts with no option to combine. All bids will be on a price per acre basis.

Farm Program Information: No Farm Program Information is available by the Ringgold County Farm Service Agencies.

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 about Friday, August 23, 2019. 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 farm will be given at Closing.

Farm Lease: Farm is open for 2019.

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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at 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 abstract.

CONTACT

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12119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325

JULY

S	M	T	W	Th	F	S
	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

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308 Broadway Street
Diagonal, IA 50845

