

GREENE COUNTY, IOWA | 79.67 ACRES M/L

LAND AUCTION



AUCTION DETAILS

FRIDAY, OCTOBER 4TH | 10:00 AM

**JAMAICA COMMUNITY CENTER
NW CORNER OF MAIN ST & VAN NEST ST
JAMAICA, IA 50128**

MATT ADAMS
515.423.9235 | MATT@PEOPLES COMPANY.COM



DESCRIPTION

High quality farm located in strong farming area! Offering 79.67 acres m/l of productive Greene County farmland to be sold at public auction. The auction will take place on Friday, October 4th, 2019 at 10:00 AM and be held at the Jamaica Community Center in Jamaica, Iowa.

The farm consists of 72.04 FSA tillable acres with a CSR2 value of 84.2. Primary soil types include Clarion loam, Nicollet loam, and Webster Clay loam. There is an additional 5.44 Acres M/L with a CSR2 rating above 80 that has been mowed for grass hay but would have the potential to be converted for additional tillable acres. Several grain marketing options nearby with the Louis Dreyfus and POET ethanol plants located within 25 minutes and a variety of grain elevators. A wetlands determination has been completed on the farm and the tract has been deemed "prior converted" or PC which would allow for current drainage tile to be maintained and new drainage tile to be installed on the farm without any restrictions. (Contact agent for copy of Wetlands Determination). The current farm lease has been terminated and the farming rights will be open for the 2020 season. Also included is a 2,300 bushel grain bin built in 1966.

This property is located in Section 21 of Franklin Township, Greene County just south of Cooper, Iowa & northwest of Jamaica, Iowa with easy access to Iowa Highway 141 and Iowa Highway 4.

FARM DETAILS

FSA Cropland Acres: 72.04

Corn: 31.20 Base Acres with a PLC Yield of 140

Soybeans: 28.70 Base Acres with a PLC Yield of 39

Oats: 2.50 Base Acres with a PLC Yield of 56

Farm is enrolled in ARC-CO.

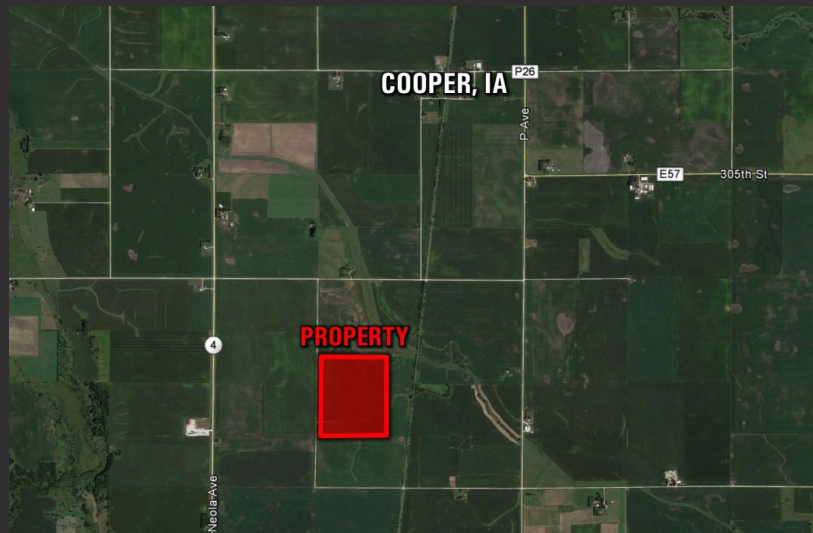
FOR MORE INFORMATION VISIT

PEOPLES COMPANY.COM | LISTING #14614



DIRECTIONS

From Jamaica, Iowa: Travel north on County Road P30 / Wink Avenue for 1.2 miles continuing on Quest Avenue for an additional 2 miles. Turn left (west) on 320th Street for 2.4 miles until O Avenue. Turn right (north) on O Avenue for one half mile and the property will be located on the right (east) side of the road. Look for Peoples Company signs.

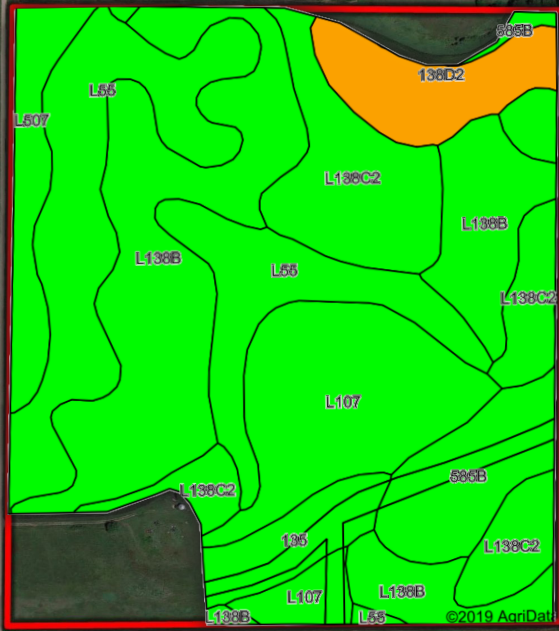


O AVENUE | JEFFERSON, IOWA 50129



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.

O AVENUE



TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
L138B	Clarion loam, Bemis moraine	19.92	27.7%		88
L55	Nicollet loam	15.28	21.2%		91
L138C2	Clarion loam, Bemis moraine	11.72	16.3%		83
L107	Webster clay loam, Bemis moraine	10.14	14.1%		88
585B	Coland-Spillville complex	4.79	6.6%		74
138D2	Clarion loam	4.14	5.7%		50
L507	Canisteo clay loam, Bemis moraine	3.37	4.7%		87
135	Coland clay loam	2.68	3.7%		76
Weighted Average					84.2

AUCTION TERMS & CONDITIONS

Auction Method: Property will be offered as one individual tract. All bids will be on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the Greene 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, November 15th, 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, Subject to Tenant's Rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2020 season.

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.

GREENE COUNTY, IOWA
LAND AUCTION



OCTOBER

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

LOCATION

JAMAICA COMMUNITY CENTER
NW CORNER OF MAIN ST & VAN NEST ST
JAMAICA, IA 50128

SELLERS

BEVERLY A. ROBERTS REVOCABLE LIVING TRUST
& LEROY "PETE" PETERSON

CONTACT

MATT ADAMS: 515.423.9235
MATT@PEOPLES COMPANY.COM



12119 STRATFORD DRIVE, STE B
CLIVE, IA 50325
PEOPLES COMPANY.COM

GREENE COUNTY, IOWA

LAND AUCTION

O AVENUE

79.67
ACRES M/L