

Keokuk County

LAND AUCTION

THURSDAY | AUGUST 11TH, 2022 | 10 AM

79.00
ACRES

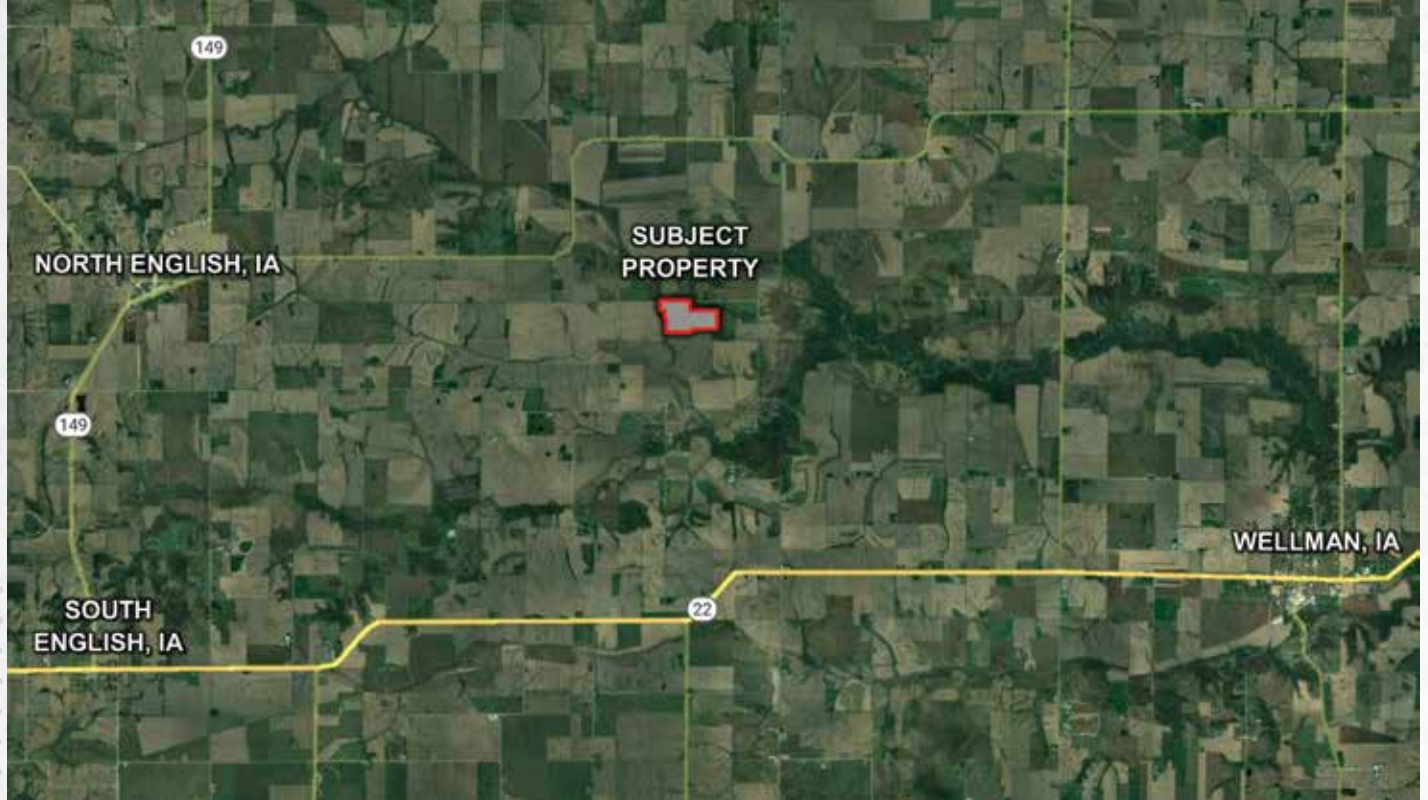


COMMUNITY CENTER | 210 S MAIN STREET | NORTH ENGLISH, IOWA 52316

Riley Sieren

319.591.0111 | Riley@PeoplesCompany.com

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COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

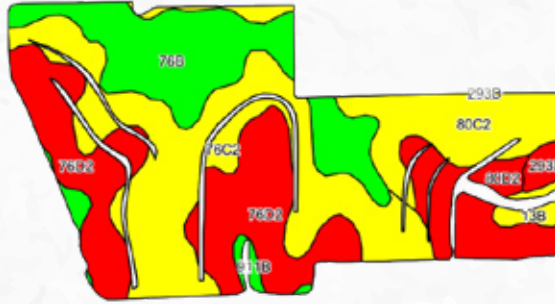


Directions

From North English, IA travel east on Highway 335th Street for approximately four miles. Turn south onto gravel road PP Avenue, and travel for a 0.5 miles. At the T intersection, turn east onto Keokuk/Iowa Road. Travel east for approximately one mile. The farm will be located on the south side of the road. Look for the Peoples Company signs.

Keokuk County
79 Acres M/L

Tillable Soils Map



Code	Soil Description	Acres	% of Field	CSR2	
76C2	Ladoga silty clay loam	20.37	29.3%	75	Yellow
76D2	Ladoga silty clay loam	17.13	24.7%	49	Red
76B	Ladoga silt loam	17.13	19.3%	86	Green
80C2	Clinton silty clay loam	8.88	12.8%	69	Orange
80D2	Clinton silty clay loam	6.29	9.1%	46	Red
911 B	Colo-Ely complex	1.15	1.7%	86	Light Green
13B	Olmitz-Zook-Vesser complex	1.11	1.6%	71	Yellow
293D	Chelsea-Fayette-Lamont complex	1.09	1.6%	25	Red
Weighted Average				66.7	

Description

Peoples Company is pleased to be representing the Larry Fuller Revocable Trust in the sale of 79 acres m/l located in Keokuk County just east of North English, Iowa. The property consists of 79 acres m/l with an estimated 69.44 tillable acres carrying a CSR2 of 66.7. The primary soil types include Amana silt loam and Colo silt loam. The farm lease has been terminated and will be open for the 2023 cropping season. The property will be offered as one tract through a live public auction slated for Thursday, August 11, 2022. The public auction will be held at the Community Center in North English, Iowa, and will begin at 10:00 AM. Bidders will have the ability to participate at the live auction or through our virtual bidding option via the Peoples Company app. Contact the listing agent for more details on our online bidding option. The property is situated in sections 1 & 2 of Liberty Township Keokuk County, Iowa.

Auction Details

Keokuk County Land Auction 79 Acres M/L | Offered in One Tract

Thursday, August 11th, 2022 | 10:00 AM
Sellers: Larry D Fuller Revocable Trust

Auction Location: Community Center
210 S Main Street | North English, Iowa 52316

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 Iowa & Keokuk County Farm Service Agencies. 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 Iowa & Keokuk County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction.

Closing: Closing will occur on or about Wednesday, September 28th, 2022. 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 farm lease has been terminated and will be open for the 2023 cropping season.

Contract & Title: Immediately upon the 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. The 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.

12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com

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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.



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SCAN THE QR CODE TO THE LEFT WITH YOUR PHONE CAMERA TO VIEW THIS LISTING ONLINE!

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