

Lee County, Iowa

FARMLAND AUCTION

138.5

ACRES M/L

OFFERED IN THREE TRACTS

February 2nd at 10AM

AMERICAN LEGION BUILDING

309 5th Street West Point, Iowa 52656

RILEY SIEREN

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309 5th Street West Point, Iowa 52656

Mark your calendar for Thursday, February 2nd, 2023 at 10:00 AM! Peoples Company is pleased to represent 138.50 acres m/l of farmland located in north central Lee County, Iowa with top-producing clay loam soils! Situated just east of Franklin, Iowa in Sections 30 & 32 of West Point Township, Lee County, Iowa, these three combination tracts carry above-county CSR2 soils ratings compared to the Lee County, Iowa average of 52.3.

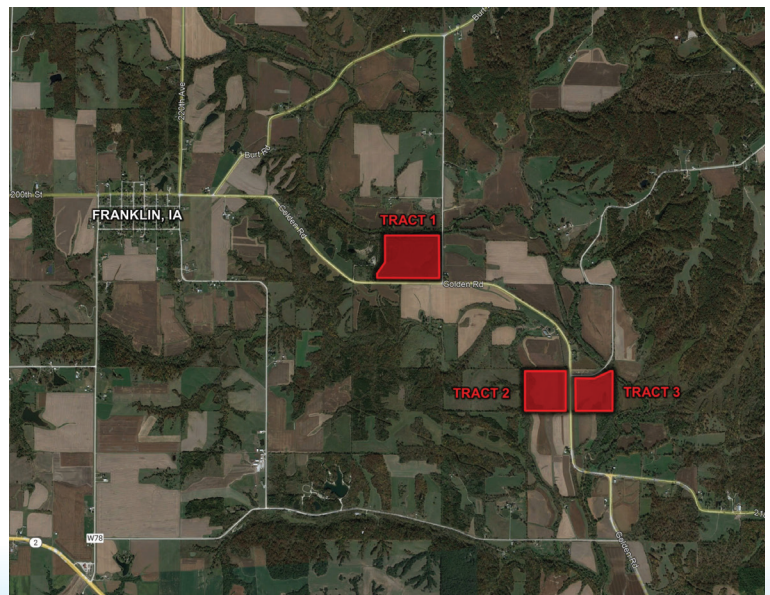
These three Lee County, Iowa farmland tracts will be offered via the "Buyer's Choice" Auction method on a price per acre basis at a public auction on Thursday, February 2nd, 2023 in West Point, Iowa. The high bidder can take, in any order, one, two, or all three tracts for their high bid, and auctioning will continue until all three tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Directions

TRACT 1- From Franklin, IA: Travel east out of town on Golden Road for approximately a mile and a half. The property will be located on the north side of the gravel road. Look for signs.

TRACT 2- From Franklin, IA: Travel east out of town on Golden Road for approximately 2.75 miles. The property will be located on the west side of the gravel road. Look for signs.

TRACT 3- From Franklin, IA: Travel east out of town on Golden Road for approximately 2.75 miles. The property will be located on the east side of the gravel road. Look for signs.



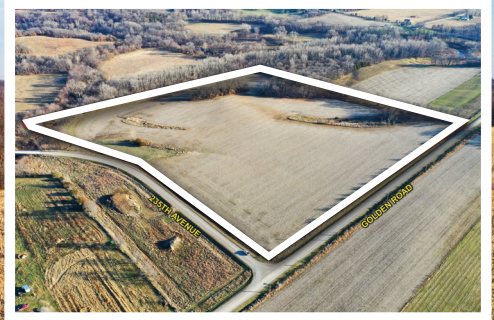
TRACT 1



TRACT 2



TRACT 3

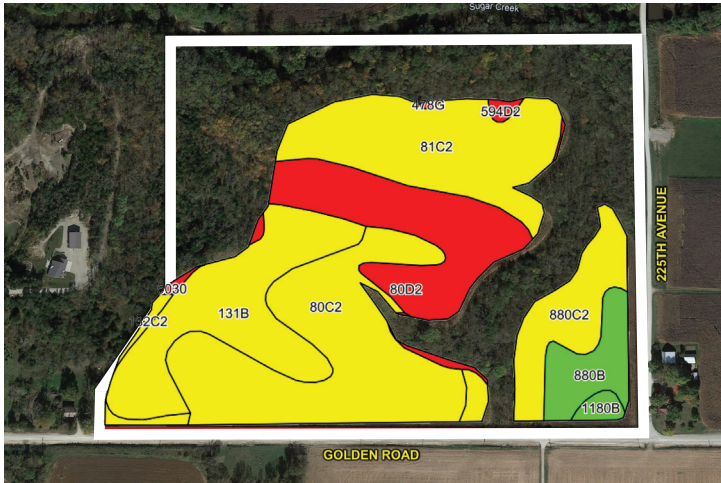


Tract ONE

Tract 1 consists of a total of 64 acres m/l with an estimated 37.54 FSA cropland acres carrying a CSR2 of 66. The primary soil type include Clinton & Pershing Silty Loams. The property is located just east of Franklin, Iowa along Golden Road in Section 30 of West Point Township.

Whether you are looking for that perfect place to call home, a secluded weekend getaway, or a year-round recreational property, this may be the one that you've been searching for. The farm consists of a diverse mix of wildlife habitat including mature timber, brush, cedar thickets, and fingered draws allowing for optimal habitat for wildlife.

The farm is leased for the 2023 cropping season. The new buyer will receive the current cropping lease credit of \$8,446.50 at closing.



Tillable Soils Map

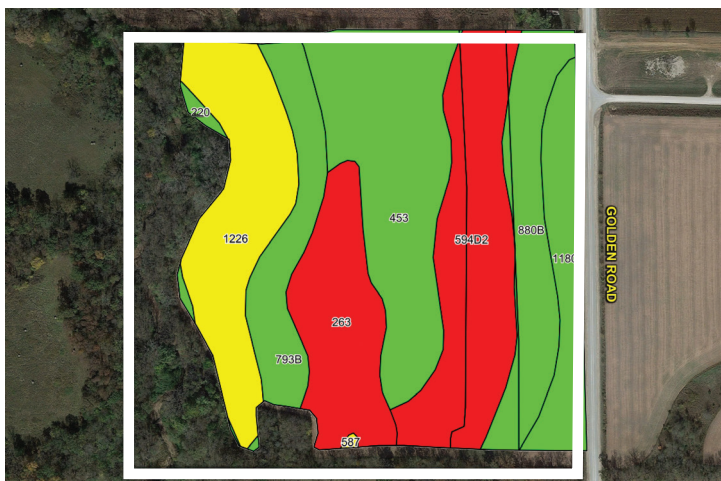
Code	Soil Description	Acres	Percent of Field	Legend	CSR2
80C2	Clinton silt loam	10.21	27.2%		69
81C2	Clinton silt loam	7.31	19.5%		77
131B	Pershing silt loam	6.88	18.3%		70
80D2	Clinton silt loam	6.03	16.1%		46
880C2	Clinton silt loam	3.63	9.7%		71
880B	Clinton silt loam	2.11	5.6%		80
132C2	Weller silt loam	0.45	1.2%		59
594D2	Galland loam	0.39	1.0%		19
1180B	Keomah silt loam	0.37	1.0%		79
5030	Pits, limestone quarries	0.16	0.4%		0
Weighted Avg					66

Tract TWO

Tract 2 consists of a total of 39.50 acres m/l with an estimated 32.88 FSA cropland acres carrying a CSR2 of 60.9. The primary soil type include Tuskeego & Clinton Silty Loams. The property is located just Southeast of Franklin, Iowa along Golden Road in Section 32 of West Point Township.

This is an excellent opportunity to own a highly tillable investment grade farmland tract with great hunting opportunities. Not only does this tract offer great soil types but also offers excellent hunting along the western edge of the property. With multiple funnels and travel corridors, this is a spot you are sure to catch up to deer during the hunting seasons! These smaller farmland tracts are hard to come by so don't miss out on this opportunity to own a diversified property also containing building site potential overlooking the hardwoods of Lee County, IA.

The farm is leased for the 2023 cropping season. The new buyer will receive the current cropping lease credit of \$7,398 at closing.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
453	Tuskeego silt loam	7.15	21.7%		81
594D2	Galland loam	6.40	19.5%		19
1226	Lawler loam	5.49	16.7%		59
263	Okaw silt loam	4.13	12.6%		45
880B	Clinton silt loam	3.71	11.3%		80
793B	Bertrand silt loam	3.01	9.2%		84
11180	Keomah silt loam	2.75	8.4%		81
220	Nodaway silt loam	0.24	0.7%		78
Weighted Avg					60.9

Tract THREE

Tract 3 consists of 35 acres m/l with an estimated 28.95 FSA cropland acres carrying a CSR2 of 58.2. The primary soil type include Nodaway & Clinton Silty Loams. The property is located just Southeast of Franklin, Iowa along Golden Road & 235th Avenue in Section 32 of West Point Township.

This is an excellent opportunity to own a highly tillable investment grade farmland tract with great hunting opportunities. Not only does this tract offer great soil types but also offers excellent hunting along the eastern edge of the property. With multiple funnels and travel corridors, this is a spot you are sure to catch up to deer during the hunting seasons! These smaller farmland tracts are hard to come by so don't miss out on this opportunity to own a diversified property also containing building site potential overlooking the hardwoods of Lee County, IA

The farm is leased for the 2023 cropping season. The new buyer will receive the current cropping lease credit of \$6,513.75 at closing.



Tillable Soils Map

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
220	Nodaway silt loam	4.72	16.3%	Green	78
880B	Clinton silt loam	4.49	15.5%	Green	80
950B	Niota silty clay loam	3.97	13.7%	Red	43
58D2	Douds loam	3.49	12.1%	Red	44
594D2	Galland loam	3.38	11.7%	Red	19
880C2	Clinton silt loam	2.95	10.2%	Yellow	71
1180	Keomah silt loam	2.46	8.5%	Green	81
950	Niota silty clay loam	1.65	5.7%	Yellow	69
1499D2	Nordness silt loam	1.22	4.2%	Red	5
81B	Clinton silt loam	0.42	1.5%	Green	80
950D2	Niota silty clay loam	0.20	0.7%	Red	32
Weighted Avg					58.2

TRACT 1 64 ACRES M/L



TRACT 2 39.5 ACRES M/L



TRACT 3 35 ACRES M/L



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Auction Terms + Conditions

Auction Method: The three farmland tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take one, two or three of the tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all three tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion the auction.

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

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Peoples Company is not responsible for loss of connectivity during live bidding.

Farm Program Information: Farm Program Information is provided by the Lee 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 Lee 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, March 15th, 2023. The balance of the purchase price will be payable at closing in the form of guaranteed check, or wire transfer.

Possession: Possession of the farm will be given at closing subject to tenant's rights.

Farm Lease: The farm is leased for the 2023 cropping season. Buyer will receive a lease credit at closing. Contact agent for details.

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.

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.



Lee County Farmland Auction



AMERICAN LEGION BUILDING

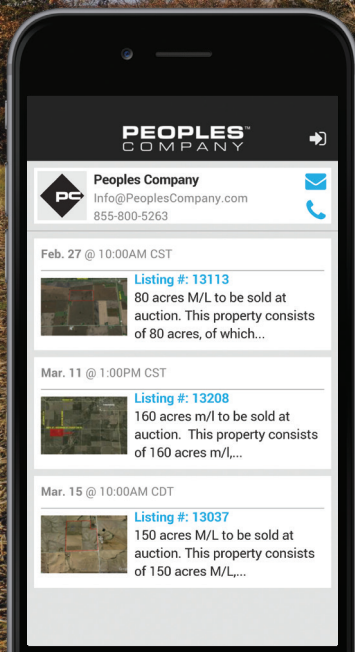
309 5th Street
West Point, Iowa 52656



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
LISTING #16567

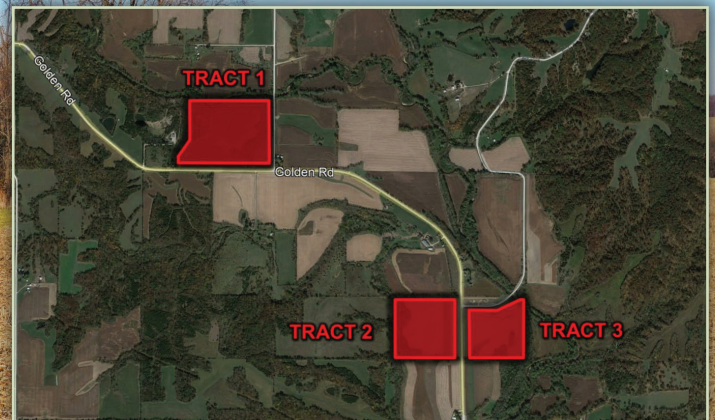


ONLINE BIDDING AVAILABLE

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.



Scan the QR Code

to view the listing on
PeoplesCompany.com



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