

JEFFERSON COUNTY, IA



**148.35
ACRES M/L**

LISTING #17173



**KELDA BROWN
FAMILY FARM
FARMLAND AUCTION**

TUESDAY, NOVEMBER 21ST | 10 AM

**AUCTION LOCATION
PACKWOOD COMMUNITY
CENTER BUILDING
122 Main Street
Packwood, IA 52580**

**RILEY SIEREN | 319.591.0111 | Riley@PeoplesCompany.com
MATT HOENIG | 319.330.9735 | Matt.Hoenig@PeoplesCompany.com**

148.35 ACRES M/L

FARMLAND AUCTION

Peoples Company is pleased to represent 148.35 acres m/l located in Jefferson County, IA just southwest of Packwood, Iowa. The property consists of 148.35 gross acres m/l with an estimated 95.14 current tillable acres carrying a CSR2 rating of 71.3. Of which the front 55 Acres m/l carries a CSR2 rating of 80.8. The primary soil types include Taintor and Mahaska silty clay loams. The farm consists of a total of 114.68 FSA Cropland acres carrying a CSR2 value of 67.5. Of those acres, 3.75 acres are enrolled into the Conservation Reserve Program. The CRP is paying an annual payment of \$748. The farm is leased for the 2024 cropping season and the new buyer will receive 100% of the lease as a credit at closing in the amount of \$22,200. The property will be offered as one tract through a Live Public Auction on Tuesday, November 21st, 2023. The Public Auction will be held at the Packwood Community Center in Packwood, IA, and will begin at 10:00 AM. Bidders will have the ability to participate in the live auction or online bidding is available 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 section 32 of Polk Township Jefferson County, Iowa.

Abundant wildlife uses this property as a travel corridor such as whitetail deer, turkeys & pheasants. 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 habitats including mature timber, brush & cedar thickets allowing for optimal habitat for wildlife. The new buyer will receive 100% of the 2024 farm lease at closing in the amount of \$22,200.



AUCTION TERMS & CONDITIONS

Seller: Kelda Brown

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

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

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning

bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Jefferson County Farm Service Agency. 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 Jefferson County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Settle Up Iowa Trust Account.

Closing: Closing will occur on or about Thursday, December 28th, 2023. 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 land will be given at Closing. Subject to tenants rights



FARM DETAILS

Net Taxes: \$3,650.66

FSA Cropland Acres: 114.68

Effective DCP Acres: 110.93

Corn: 45.40 Base Acres with a PLC Yield of 113

Soybeans: 55.20 Base Acres with a PLC Yield of 34

CRP Details: 2.25 Acres m/l enrolled in CP21 paying \$465.86 Annually

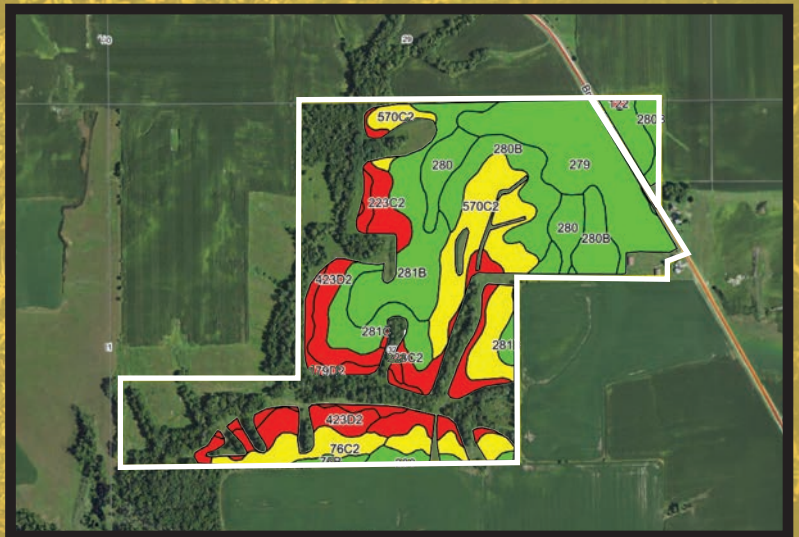
1.5 Acres m/l enrolled in CP1 Paying \$282.19 Annually



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	CSR2
279	Taintor silty clay loam	17.71	18.6%		83
570C2	Nira silty clay loam	17.36	18.2%		70
280B	Mahaska silty clay loam	12.56	13.2%		89
281B	Otley silty clay loam	12.36	13.0%		91
223C2	Rinda silty clay loam	8.83	9.3%		45
423D2	Bucknell silty clay loam	8.24	8.7%		6
280	Mahaska silty clay loam,	5.22	5.5%		94
281C	Otley silty clay loam	5.11	5.4%		85
76C2	Ladoga silty clay loam	3.76	4.0%		75
179D2	Gara clay loam	3.15	3.3%		45
76B	Ladoga silt loam	0.67	0.7%		86
122	Sperry silt loam	0.17	0.2%		36

Weighted Average 71.3



Jefferson Co. FSA office shows 114.68 open acres with a CSR2 rating of 67.5

Farm Lease: The farm is leased for the 2024 cropping season. Buyer will receive the full lease credit at closing in the amount of \$22,200. 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. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on 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. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

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 investigation of the property before 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 the abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17173



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

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