

GUTHRIE COUNTY, IOWA

FARMLAND AUCTION

— JUNE 28TH, 2024 AT 10:00 AM (CST) —

74.0
ACRES M/L

MATT ADAMS

515.423.9235 | Matt@PeoplesCompany.com

IA LIC: S59699000



AUCTION LOCATION:

Guthrie Activity Center
209 State Street
Guthrie Center, IA 50115

2464 220TH STREET



LISTING #17626

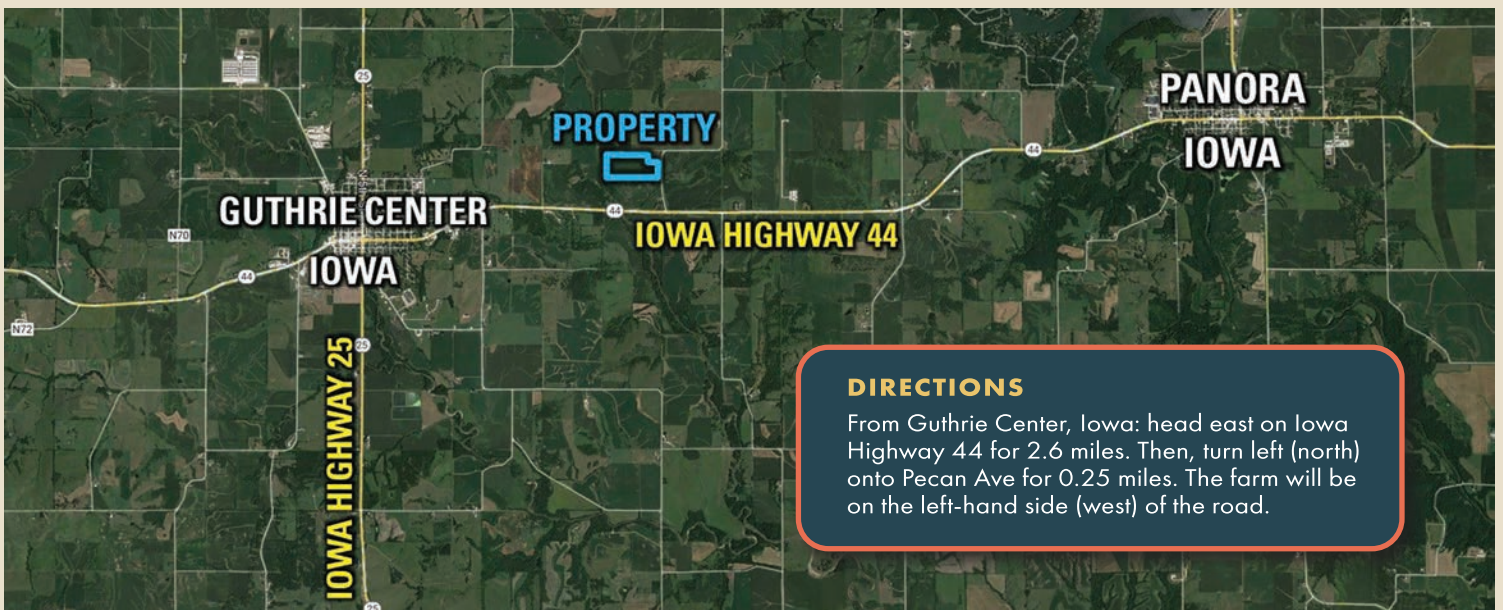
FARMLAND AUCTION

Peoples Company is pleased to represent the Hayes Family in the sale of 74 acres m/l of Guthrie County, Iowa farmland. The farmland is located 3 miles east of Guthrie Center, Iowa on Pecan Avenue and 220th Street. Situated in Section 4 of Valley Township, the farmland consists of approximately 70.15 FSA tillable acres with a CSR2 soil rating of 78.7, compared to the Guthrie County, Iowa average CSR2 soil rating of 63. The primary soil types include Sharpsburg silty clay loam, Judson silty clay loam, and Colo silty loam.

This farm has great natural drainage with a gentle slope starting in the northeast corner of the farm towards the west towards Brushy Creek. A Wetland Determination was completed in 1999 and the majority of the property is classified as Non-Wetland / Prior Converted except for two smaller areas that have Farmed Wetlands (FW). Contact Agent for more details. The farm has been leased for the 2024 crop season and the Buyer will assume the current cash rent lease and receive the payment of \$8,575 due on December 1st, 2024. The south boundary line will be surveyed and marked prior to the auction as this tract has been farmed with the adjoining land to the south. Located ¼ mile from Hwy 44, this farm has great access to Guthrie Center, Iowa, Panora, Iowa and the surrounding grain markets.

The balance of the farm consists of timber running along the western boundary that borders Brushy Creek, as well as an acreage in the northwest portion of the tract. Included with the tract is a 1.5-story home built in 1900, a few older outbuildings and grain bins. The dwelling and outbuildings will be sold in "as-is, where-is" condition. There is a well on the farm located just west of the house. More tillable acres could be gained with removal of the building site and outbuildings.

The single tract will be offered on a price per-acre basis via Public Auction and will take place on Friday, June 28th, 2024, at 10:00 AM CST in the Guthrie Activity Center, Guthrie Center, Iowa. The sale can also be viewed through a Virtual Online Auction option and online bidding will be available.





TILLABLE SOILS MAP



Code	Soil Description	Acres	% of Field	Irr Class Legend	CSR2
370C2	Sharpsburg silty clay loam	37.17	52.99%		80
8B	Judson silty clay loam	12.94	18.45%		93
133A+	Colo silt loam	8.19	11.67%		78
1542	Quiver-Colo silty clay loams	5.95	8.48%		76
337D2	Dickman, Sharpsburg complex	4.26	6.07%		37
269	Humeston silt loam	0.82	1.17%		72
337C2	Dickman, Sharpsburg complex	0.70	1.00%		54
1541	Quiver-Colo silty clay loams	0.12	0.17%		12

Weighted Average 78.7

AUCTION TERMS & CONDITIONS



AUCTION DETAILS

Location:

Guthrie Activity Center
209 State Street
Guthrie Center, IA 50115

SELLER

Hayes Family

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: Property will be offered as one individual tract. All bids will be on a price per acre basis. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

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 Guthrie 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 Guthrie County FSA and NRCS offices.

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 before Monday, August 12th, 2024. 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 Tenant's Rights.

FARM LEASE: The farm has been leased for the 2024 crop season and the Buyer will assume the current cash rent lease and receive the payment of \$8,575 due on December 1st, 2024.

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.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

SURVEYS: The south boundary will be surveyed and marked by the Seller prior to 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. 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.

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 description will be taken from abstract.



12119 Stratford Drive, Suite B
Clive, IA 50325



PeoplesCompany.com
Listing #17626

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Guthrie Center, IA 50115



Not able to make it to the live auction
but still want to bid?

No problem!

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.

74.0 ACRES M/L



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