

IOWA FARMLAND AUCTION

Jasper

FRIDAY, OCTOBER 25, 2024

County



NORMA JEAN BRAND REVOCABLE TRUST

137
ACRES ML

DARAN BECKER | 515.919.3498
Daran@PeoplesCompany.com
IA LIC S60473000

 **PEOPLES**TM
COMPANY
INTEGRATED LAND SOLUTIONS

Friday, October 25, 2024, at 10:00 am

Jasper County, Iowa Farmland Auction – Mark your calendar for Friday, October 25th, 2024 at 10:00 AM! Peoples Company is pleased to represent the Norma Jean Brand Revocable Trust in the sale of 137 total acres m/l of prime Jasper County, Iowa farmland.

The farmland is located 2 miles north of Baxter, Iowa on West 60th Street North. Situated in Section 2 of Independence Township, this highly tillable farm includes 126.63 FSA cropland acres with an average CSR2 soil rating of 74.5, compared to the Jasper County, Iowa average CSR2 soil rating of 68. The primary soil types include highly productive Kilduff silty clay loam and Tama silty clay loam. The farm lease has been terminated and buyers will have full farming rights for the 2025 growing season.

This farm is located in a strong farming area with several competing grain markets located nearby. This highly tillable tract of farmland would make for a great add-on unit to an existing farm operation or an investment-grade quality land purchase. The farm has some tile installed but maps are not available.

The tract will be sold using the traditional auction method. The auction will be held at 10:00 a.m. CDT on Friday, October 25th, 2024, at the Baxter Community Building in Baxter, Iowa. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

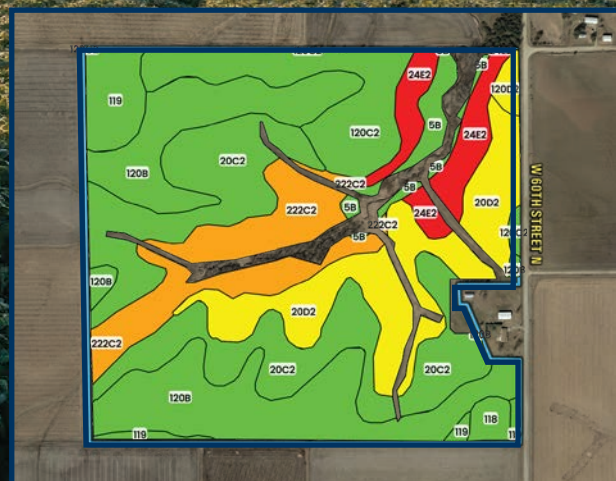


TILLABLE SOILS MAP

137 ACRES M/L | CSR2 - 74.5

Code	Soil Description	Acres	% of Field	Legend	CSR2
20C2	Kilduff silty clay loam	31.22	24.65%		81
120B	Tama silty clay loam	30.62	24.18%		95
20D2	Kilduff silty clay loam	19.01	15.01%		55
222C2	Clarinda silty clay loam	14.48	11.43%		40
120C2	Tama silty clay loam	12.46	9.84%		87
24E2	Shelby loam	7.33	5.79%		37
119	Muscatine silty clay loam	5.71	4.51%		100
5B	Ackmore-Colo complex	3.41	2.69%		77
118	Garmwin silty clay loam	1.36	1.07%		90
120D2	Tama silty clay loam	1.02	0.81%		62

Weighted Average: 74.5



DIRECTIONS

From Baxter, Iowa: Head north out of town on N East Avenue and travel for 1.5 miles until reaching N 107th Avenue W. Turn right (east) on N 107th Avenue W and travel for 0.5 miles until reaching W 60th Street N. Turn left (north) on W 60th Street N and travel for 0.5 miles. The property will be located on your left. Look for the Peoples Company signs.



AUCTION TERMS & CONDITIONS

ONLINE BIDDING: Register to bid at 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 Jasper 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 Jasper 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, December 16th, 2024. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

SELLER: NORMA JEAN BRAND REVOCABLE TRUST

POSSESSION: Possession of the land will be given At Closing, Subject to Tenant's Rights.

FARM LEASE: The farm is available for the 2025 crop year.

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: No additional surveying or staking will be provided by the Seller.

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 descriptions will be taken from Abstract.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17753

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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.

