

LISTING 17773

Lucas County



225.15 ACRES M/L



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October
1

CARPENTER'S HALL
1215 COURT AVE.
CHARITON, IA 50049

LAND AUCTION

Lucas County

IOWA

Peoples Company is pleased to represent Ruby Hanson in the sale of 225.15 m/l acres located west of Chariton, Iowa.

TRACT 1: 145.89 M/L ACRES

TRACT 2: 79.26 M/L ACRES

The property's combination of water sources, ample food supply, diverse terrain, and interconnected timberlands creates an ideal environment to support a robust and thriving wildlife population. The carefully balanced ecosystem attracts a variety of game, including deer, turkey, and other native species, making it a prime location for hunting.

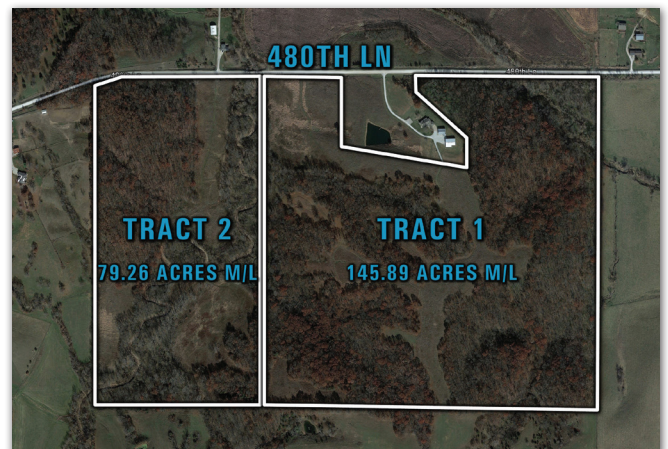
Additionally, this property is ideally positioned near the Stephens State Forest - Lucas Unit, which spans 1,267 acres and includes two small ponds stocked with bluegill, largemouth bass, and catfish. Stephens State Forest offers a wide range of outdoor activities, including camping at one of the three campgrounds, hiking on five miles of trails (also used for snowmobiling and cross-country skiing), fishing, hunting, and more.

This property is conveniently situated just 5 miles from Chariton and 3 miles from the Chariton Municipal Airport, with the Des Moines Metro Area just a short 1-hour drive away.

The farms will be offered via a live Public Auction that will take place at 10:00 AM CST on Tuesday, October 1, 2024 at Carpenter's Hall, 1215 Court Ave, Chariton, Iowa. The land will be sold as two individual tracts using the "Buyer's Choice" auction method on a price per acre basis and the high bidder can take, in any order, one or both tracts for their high bid. "Buyer's Choice" auctioning will continue until both tracts have been purchased and removed from the auction. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through the Peoples Company mobile bidding app and online bidding will be available.



480th Lane, Chariton, IA 50049

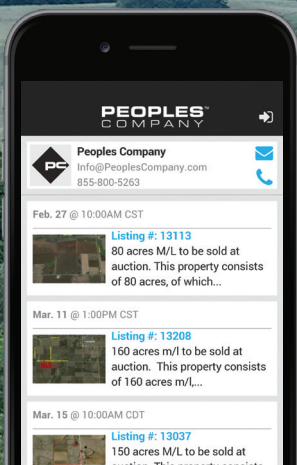


Directions

From **Chariton, Iowa** go West on State HWY 34 for approximately 4 miles. Take a left onto 480th Lane and travel 2 miles. The property is on the South side of 480th Lane.

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.



PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

Tract One

Tract 1 totals 145.89 acres m/l subject to the final survey and includes over 100 acres of solid mature hardwood timber. This large block of timberland is predominantly composed of Oak, Hickory, Walnut, and Maple trees providing a diverse habitat for wildlife of all kinds. Whitetail deer and wild turkey hunting are world-class on this property which offers corridors and connectivity from the larger blocks of timber to the narrower ditches that link each open field together. Each open field is currently planted with grass hay which could easily be converted to a food plot of your choosing. Narrow corridors provide optimal funnel locations for a hunting blind or tree stand. This farm will hunt big offering multiple stand locations for any wind direction for both morning and evening hunts. Around 30 acres m/l currently in hay production provide a modest income as well as access through the farm from north to south. The farm is conveniently located just south of Highway 34 between Lucas and Chariton in Section 29 of Whitebreast Township.

145.89 Acres M/L



Acres: 145.89 Acres M/L
Parcel Number: 0629200001, 0629200002,
0629200003, 0629200004
Net Taxes: \$699.00

Tract Two

Tract 2 totals 79.26 acres m/l subject to the final survey and includes around 50 acres of solid mature hardwood timber. The timber is predominantly composed of Oak, Hickory, Walnut, and Maple trees providing a diverse habitat for wildlife of all kinds. Whitetail deer and wild turkey hunting are world-class on this property and the open fields would serve perfectly for food plots. Potential stand locations are endless for any situation, morning or evening. The farm is conveniently located just south of Highway 34 between Lucas and Chariton in Section 29 of Whitebreast Township.

79.26 Acres M/L



Acres: 79.26 Acres M/L
Parcel Number: 0629100004, 0629100005
Net Taxes: \$386.00

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113 W. Salem Avenue
Indianola, IA 50125



PeoplesCompany.com
Listing #17773



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

Sellers: Ruby Hanson

Representing Attorney: Raymond C. Meyer - Meyer & Lain in Chariton, Iowa

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.

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: Tracts 1 & 2 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, in any order, one or both tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until both tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option and online bidding will be available.

Tract 1: 145.89 Acres M/L | Tract 2: 79.26 Acres M/L

A survey will be done prior to closing and exact acres are subject to change based on surveyed acres. The final sales price will be adjusted to reflect the exact acres after the survey is complete.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Farm Program Information: Farm Program Information is provided by the Lucas 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 Lucas 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 the Timothy M. Anderson Clients Trust Account.

Closing: Closing will occur on or before Friday, November 15, 2024. The balance of the purchase price will be payable at closing in the form of a wire transfer.

Possession: Possession of each tract will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is not currently leased and buyers will be given possession at closing.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Raymond C. Meyer Clients Trust Account 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.

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.