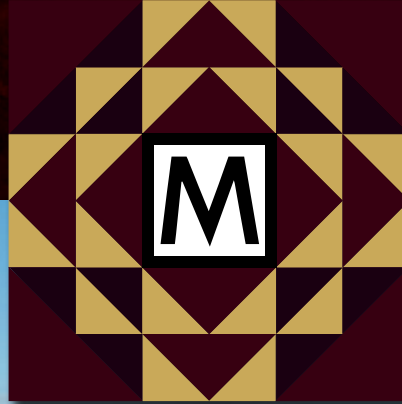


FARMLAND AUCTION

MADISON COUNTY, IOWA

153.89 Acres M/L Offered in Three Tracts | Listing #18048



AUCTION DATE AND TIME:
Thursday, February 13, 2025
at 10:00 AM CST



AUCTION LOCATION:
Earlham Community Building
150 E 1st Street | Earlham, IA 50072

JOHN REBURN
515.330.8710 | IA LIC S65697000
JohnR@PeoplesCompany.com

MATT ADAMS
515.423.9235 | IA LIC S32689000
Matt@PeoplesCompany.com

 **PEOPLESTM**
COMPANY
INTEGRATED LAND SOLUTIONS

Madison County, Iowa Farmland Auction - Mark your calendar for Thursday, February 13th, 2025!

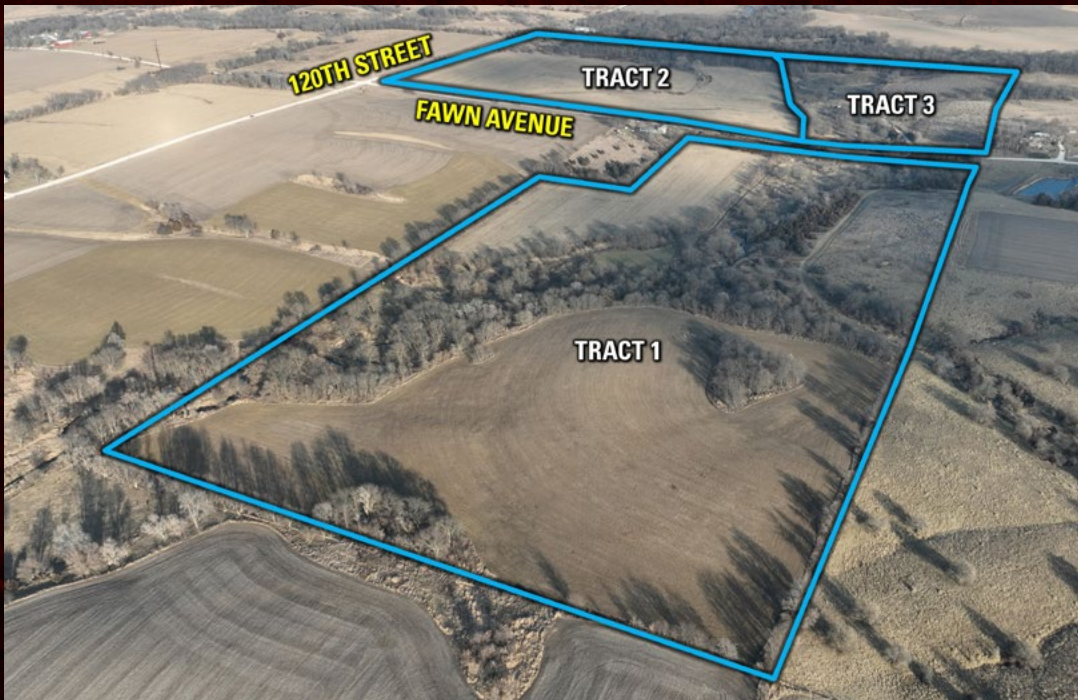
Peoples Company is pleased to represent the Marilyn Maffin Estate in the sale of 153.89 acres m/l of Madison County, Iowa land. The portfolio consists of three excellent tracts that will be offered to the public including tillable farmland, recreational land, and a rural acreage located within 20 minutes of the Des Moines Metro.

Tract 1: 75 acres m/l with 34.73 FSA cropland acres. Of the 34.73 FSA cropland acres, 12.07 acres are currently in row crop production, carrying a CSR2 value of 62.3, and 20 acres are in hay production.

Tract 2: 54.45 surveyed acres with 50.96 FSA cropland acres. Of the 50.96 FSA cropland acres, 39.24 acres are in row crop, carrying a CSR2 value of 60.5.

Tract 3: 24.44 surveyed acres featuring a single-family home and out buildings. Open House - Scheduled for January 25th & February 2nd from 1:00 P.M. - 3:00 P.M.

Tracts 1 & 2 will be offered individually on a price-per-acre basis using the "Buyer's Choice Auction" method. Tract 3 will be offered on a "Whole Dollar Basis" after Tracts 1 & 2 are sold. The Public Auction will be held on Thursday, February 13th, 2025, at 10:00 AM CST at the Earlham Community Building, 150 E 1st Street, Earlham, Iowa. The sale can also be viewed through a Virtual Online Auction option and online bidding will be available. The tracts are located just southwest of Earlham, Iowa in Section 13 & 14 of Penn Township.



DIRECTIONS

From Earlham, Iowa: Head south on County Road G14 (SW Walnut Avenue) for 0.7 miles. Continue on Earlham Road for another half mile. Then, turn right (west) onto 120th Street for 1 mile. Turn left (south) onto Fawn Avenue for half a mile. Tract 3 is on the east side of the road, look for Peoples Company signage.

TRACT 1 | 75 ACRES M/L

Tract 1 consists of 75 acres m/l with 34.73 FSA cropland acres. Of the 34.73 FSA cropland acres, 12.07 acres are currently in row crop production, carrying a CSR2 value of 62.3, and 20 acres are in hay production. Located on the west side of Fawn Avenue just southwest of Earlham; this tract is situated in Section 14 of Penn Township.

This tract is a rare opportunity to purchase a high-quality hunting farm in Central Iowa. The farm has multiple secluded fields that can be cash-rented or put into food plots. The Jim Creek flows through the property, providing a year-round water source for wildlife. This is an excellent opportunity for the investment-minded outdoorsman to own a diverse recreational property only 20 minutes from West Des Moines.

Tract 1 is also an excellent opportunity to build your dream home or hobby farm on a picturesque acreage. The tract has multiple building sites on either side of Jim Creek. Warren Water is available along 120th Street, a study is being conducted to see the estimated cost to bring rural water to the property. Electric is provided by MidAmerican Energy.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR 2 LEGEND	CSR2
54B	Zook silty clay loam	8.66	24.94%	●	70
370C	Sharpsburg silty clay loam	6.85	19.72%	●	81
24E2	Shelby clay loam	6.55	18.86%	●	35
54	Zook silty clay loam	5.60	16.12%	●	67
822D	Lamoni clay loam	4.56	13.13%	●	8
822D2	Lamoni clay loam	1.54	4.43%	●	7
24F2	Shelby clay loam	0.58	1.67%	●	20
1134	Colo silty clay loam	0.21	0.60%	●	59
370B	Sharpsburg silty clay loam	0.19	0.55%	●	91

Average
53.4

TRACT 2 | 54.45 SURVEYED ACRES

Tract 2 consists of 54.45 surveyed acres with 50.96 FSA cropland acres. Of the 50.96 FSA cropland acres, 39.24 acres are in row crop, carrying a CSR2 value of 60.5. Primary soil types include top-producing soils Lamoni Clay Loam & Sharpsburg Silty Clay Loam. Located on the east side of Fawn Avenue just southwest of Earlham; this tract is situated in Section 13 of Penn Township.

Tract 2 is also an excellent opportunity to build your dream home or hobby farm on a picturesque acreage. Warren Rural Water is available on the north side of 120th Street and electric is provided by MidAmerican Energy.



TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	CSR 2 LEGEND	CSR2
822D2	Lamoni clay loam	15.41	30.24%	●	7
370C2	Sharpsburg silty clay loam	9.77	19.17%	●	80
370B	Sharpsburg silty clay loam	5.93	11.64%	●	91
370D2	Sharpsburg silty clay loam	4.90	9.62%	●	54
370C	Sharpsburg silty clay loam	4.42	8.67%	●	81
273C	Olmitz loam	4.40	8.63%	●	85
54B	Zook silty clay loam	4.29	8.42%	●	70
1541	Quiver-Colo silty clay loams	1.20	2.35%	●	12
824E2	Shelby-Lamoni complex	0.53	1.04%	●	26
54	Zook silty clay loam	0.12	0.24%	●	67

Average
54.2

TRACT 3 | 24.44 SURVEYED ACRES

Tract 3 consists of 24.44 surveyed acres dream acreage site southwest of Earlham. This property offers country living, exceptional hunting, and quick access to nearby city amenities. The home has 1,606 SF of living area with 2 bedrooms and 1.75 baths. The property is improved with a 48 x 24 utility building with cement floor and water is provided by a spring fed well. The acreage is located in desirable Earlham Community School District. The 24.44 acres is a haven for wildlife with timber, Jim Creek, and surrounding crop fields.

Open houses will be held on January 25th and February 2nd from 1:00 P.M. to 3:00 P.M. Please contact the listing agent for more information or a showing of this property.



AUCTION DATE AND TIME:
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12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18048



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

IOWA FARMLAND AUCTION | DETAILS & TERMS

Marilyn Maffin Estate Farmland Auction

153.89 Acres M/L

Offered in Three Tracts

Thursday, February 13th, 2025 at 10:00 AM CST

Seller: Marilyn Maffin Estate

Representing Attorney: Sam Braland | Nelson, Young & Braland

Auction Location:

Earlham Community Building
150 E 1st Street
Earlham, IA 50072

Tract 1: 75 acres m/l

Tract 2: 54.45 surveyed acres

Tract 3: 24.44 surveyed acres

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 offered individually on a price-per-acre basis using the "Buyer's Choice Auction" method. Tract 3 will be offered on a "Whole Dollar Basis" after Tracts 1 & 2 are sold. Tracts will not be offered in their entirety after the auction. 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.

Agency: 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 Madison 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 Madison County FSA and NRCS offices.

Earnest Money Payment: Tracts 1 & 2 will require a 10% earnest money payment on the day of the auction. Tract 3 will require a \$10,000 earnest money payment. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Thursday, March 27th, 2025. The balance of the purchase price will be payable at closing in the form of guaranteed check or wire transfer.

Possession: Possession of the land will be given at closing.

Farm Lease: The lease is open for the 2025 crop season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Septic System: Per Iowa Code 445B, the Seller is exempt from the Septic System Inspection Requirement and the septic system servicing the dwelling on Tract 3 is in as-is condition and no inspections, updates, or improvements will be made by the Seller.

Tract 3 Disclosure: Water for the dwelling is provided by a spring-fed well. All appliances are not included in the sale. Fencing & equipment on the property may be removed by the seller prior to closing. The tract is being offered in as-is condition.

Open Houses: There will be two open houses held to view the dwelling on Tract 3. The open houses will be held on January 25th & February 2nd from 1:00 to 3:00 P.M. Potential Buyer's and/or Buyer's Agents are not permitted to enter either of the dwellings without prior approval from the Listing Agent(s).

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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: A survey will be provided for Tracts 2 & 3. 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 will be sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. 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.