

79.85 ACRES M/L OFFERED IN TWO INDIVIDUAL TRACTS

FARMLAND AUCTION

Warren & Madison County

— IOWA —

Wednesday, September 18, 2024 | 10:00 AM

Saint Charles Lions Club

113 N. Lumber Street | Saint Charles, Iowa 50240

BRYAN BERGDALE | 712.251.8588 | Bryan@Peoples.com | IA LIC S65377000

STEVE BRUERE | 515.222.1347 | Steve@PeoplesCompany.com | IA LIC S43684000

LISTING #17759 | PeoplesCompany.com



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SUMMARY

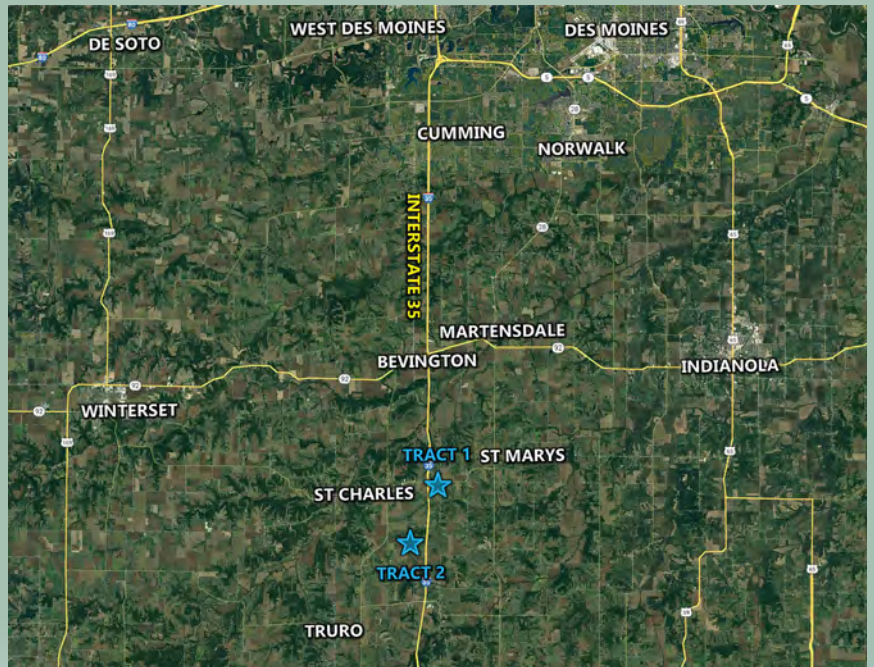
Peoples Company is pleased to offer 79.85 acres m/l of high-quality Madison & Warren County farmland. Located within a short drive of the Des Moines Metro, these premier, highly tillable farmland tracts would make a great addition to an existing operation, an investment-grade land purchase, or an excellent building site for your dream home. The portfolio consists of two tracts: one 39.85 acre m/l tract in Warren County, and one 40 acre m/l tract in Madison County, Iowa.

The two tracts will be offered individually on a price-per-acre basis using the Traditional auction method where each tract will be bid on individually and will not be combined. The Public Auction will be held on Wednesday, September 18, 2024, at 10:00 AM at the Lions Club in St. Charles, Iowa. The sale can also be viewed through our Virtual Online Auction option and online bidding will be available.

TRACTS

Tract 1: 39.85 acres m/l with 37.67 FSA cropland acres carrying a CSR2 of 73.5.

Tract 2: 40 acres m/l with 37.85 FSA cropland acres carrying a CSR2 of 81.9.



For more information, photos, maps, and aerial drone video please visit our website.

PeoplesCompany.com | Listing #17759



Tract 1

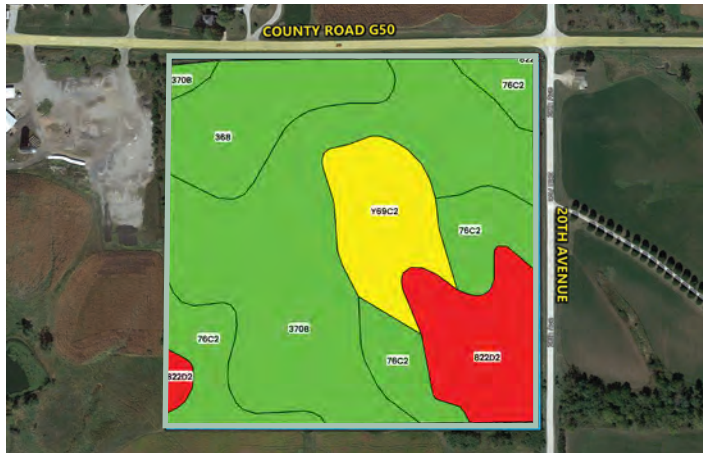
39.85 Acres M/L

COUNTY ROAD G50, SAINT CHARLES, IA



Tract 1 Tract consists of 39.85 acres m/l including approximately 37.67 tillable acres carrying a CSR2 of 73.5. Primary soil types include Sharpsburg silty clay loam and Ladoga silt loam. The farm is located along the south border of County Road G50, less than a half mile east of Interstate 35.

Warren Water has a 4-inch water line on the north side of County Road G50. Electric is provided by MidAmerican Energy. The farm is located in the Interstate 35 Community School District. The property is located close to the amenities of St. Charles, Iowa. This farm would make a great addition to a farming operation or a great building site with quick access to the interstate just 20 minutes from West Des Moines.



FARM DETAILS

Acres: 39.85 Acres M/L

CSR2: 73.50

Net Taxes: \$1,004.00

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
370B	Sharpsburg silty clay loam	16.25	43.14%		91
76C2	Ladoga silt loam	7.08	18.79%		75
368	Macksburg silty clay loam	5.03	13.35%		93
822D2	Lamoni silty clay loam	4.97	13.19%		10
Y69C2	Clearfield silty clay loam	4.33	11.49%		56
Weighted Average:					73.5

DIRECTIONS

From the intersection of Grand Avenue and I-35 in West Des Moines, drive south on I-35 for 17 miles. Take Exit 52 toward County Road G50. Turn left on County Road G50 for 0.4 miles. The farm lies on the south side of County Road G50. Look for the Peoples Company signs. West Des Moines.

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Tract 2 | 40 Acres M/L

275TH STREET, SAINT CHARLES, IA

Tract 2 consists of 40 acres m/l including approximately 37.85 tillable acres carrying a CSR2 of 81.9. Primary soil types include Sharpsburg silty clay loam and Ladoga silt loam. The farm is located along 275th Street, just 4 miles south of St. Charles, Iowa.

Warren Water has a 10-inch water line on the south side of 275th Street. Electric is provided by MidAmerican Energy. The farm is located in the Interstate 35 Community School District. The property is located close to the amenities of St. Charles, Iowa. This farm would make a great addition to a farming operation or a great building site with quick access to the interstate just 25 minutes from West Des Moines.



FARM DETAILS

Acres: 40 Acres M/L
CSR2: 81.90
Net Taxes: \$1,308.00

TILLABLE SOILS

Code	Soil Description	Acres	% of Field	Legend	CSR2
570C2	Nira silty clay loam	17.72	46.82%		81
368B	Macksburg silty clay loam	10.42	27.53%		89
368	Macksburg silty clay loam	7.04	18.60%		93
822C2	Lamoni clay loam	2.68	7.08%		31
Weighted Average:					81.9

DIRECTIONS

From the intersection of Grand Avenue and I-35 in West Des Moines, drive south on I-35 south for 17 miles. Take Exit 52 toward County Road G50. Turn right onto County Road G50 for 1.5 miles. Turn left onto South Morgan Street for 0.8 miles. Continue onto Truro Road for 1 mile. Turn left onto Woodland Avenue for 0.7 miles. The farm lies on the north side of 275th Street. Look for the Peoples Company signs.

STEVE BRUERE | 515.222.1347
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SCAN FOR LISTING INFO



Auction Terms & Conditions

Auction Method: These tracts will be offered via Public Auction and will take place at 10:00 AM on Wednesday, September 18th, 2024 at the St. Charles Lions Club in St. Charles, Iowa. These farmland tracts will be sold on a per-acre basis through a traditional auction method. 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 in order 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 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.

Farm Program Information: Farm Program Information is provided by the Madison & Warren County Farm Service Agencies. 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 & Warren 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 Wednesday, October 30th, 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 farms are leased for the 2024 cropping season. Seller will retain all farm rent for the 2024 cropping season. The farms will be open for the 2025 cropping season.

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. 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.

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. 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 Agent 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 own investigation of the property prior to 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.

LISTING #17759





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17759



FARMILAND AUCTION

Warren & Madison County

— IOWA —

SCAN FOR LISTING INFO



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.

