

# LIVE & ONLINE BIDDING FARMLAND AUCTION

CLAY COUNTY, IOWA

160 AC±

Auction Time & Location:

**THURSDAY  
MAY 25, 1 PM**

Clay Co. Fairgrounds Event Center  
800 W 18th Street  
Spencer IA 51301

OFFERED AS 1 TRACT

**86.2 CSR2**

on Tillable Acres

Sec 13-94N-36W

LOCATED 1 MILE NORTHWEST OF WEBB, IOWA

Seller: Laird Family Trust



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**DAVID & ANN WHITAKER**

Auctioneers/Real Estate Agents

**515.996.5263**



**MORE INFO & ONLINE BIDDING AT  
IOWALANDGUY.COM**



## TERMS AND CONDITIONS

### Clay County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 160 +/- acre tract of farmland for sale in Iowa, located in Clay County.

This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 160 acres, more or less, in Sec 13-94N-36W.

#### Highlights:

- Investment Potential
- High CSR2
- Good Laying Farmland

#### LOT DETAILS

**Location of Land (Directions to the farm):** From Webb, IA head north on 290th Ave., 1 mile. Turn left(west) on 470th Street and drive for 1.3 miles The farm will be located on the left-hand side(south).

#### Location of Auction:

Clay Co. Fairgrounds Event Center  
800 W 18th Street  
Spencer IA 51301 on May 25th @ 1 pm.

#### Legal Description:

Sec 13-94N-36W  
(Parcel ID's 9436-13-200-001, 9436-13-200-002, 9436-13-200-003, 9436-13-200-004).

**Selling Multiplier:** 160

**Taxable Acres:** 156

**Taxes:** \$4,672 Estimated

**Tillable Acres:** 149.8 (Surety Maps)

**CSR2:** 86.2 (Tillable)

**Zoning:** A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2023 crop season. Buyer(s) will receive a cash credit at closing.

#### Government Programs:

Seller will receive landowner's share, if any, of annual government payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Seller will receive landowner's share, if any, of conservation program (CRP) payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Seller agrees to provide yield and other required documentation to Buyer to fulfill the obligations of government programs if any.

**FSA Number:** #505

**FSA Tract Number:** #1463

**FSA Farmland Acres:** 154.20+/-

**FSA Cropland Acres:** 149.80+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 149.80

**Corn Base:** 74.90 **PLC Yield:** 189

**Bean Base:** 74.90 **PLC Yield:** 52

#### TERMS & CONDITIONS

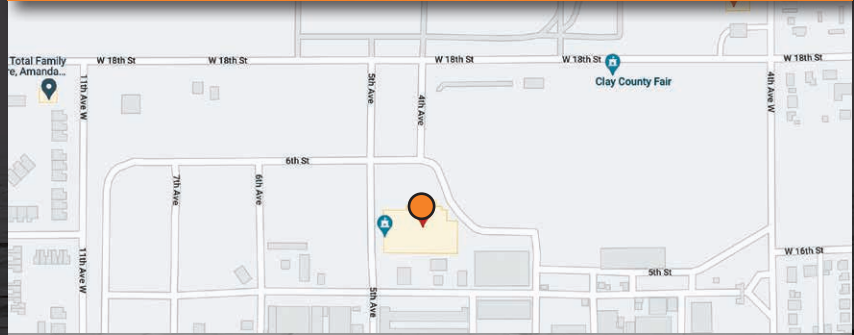
**Auction Sales Method:** The real estate will be offered as 1 tract(s) of land.

**Survey:** At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** The real estate taxes will be pro-rated to the day of closing.

## AUCTION INFORMATION



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**THURSDAY**  
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**Clay Co. Fairgrounds Event Center**  
800 W 18th Street, Spencer IA 51301

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ON TILLABLE ACRES

**Contract and Title:** Immediately upon the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

**Earnest Payment:** Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

**Closing:** The sale closing is on July 10, 2023 or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

**Possession:** Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease.

**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**Notice:** All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

**Seller(s):** Laird Family Trust

**More Info & Online Bidding at: IOWALANDGUY.COM**



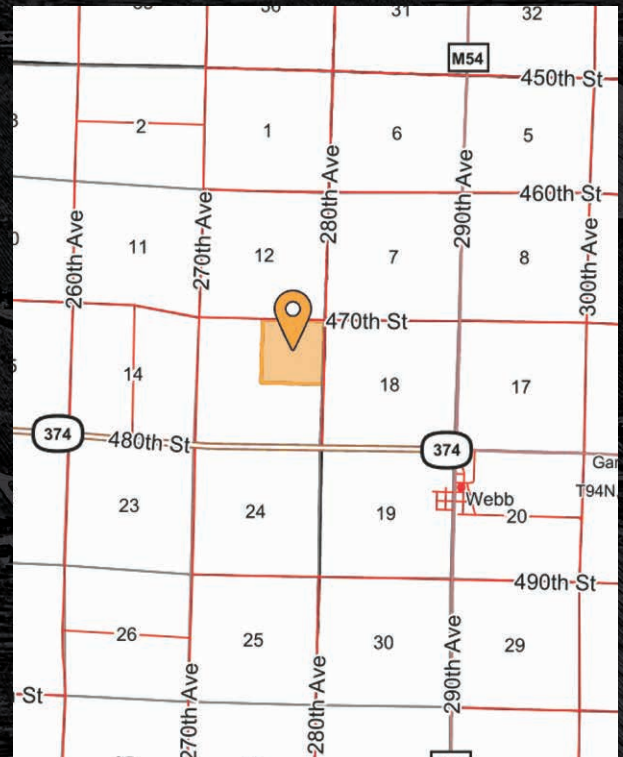
# SOIL MAP

State: Iowa  
County: Clay  
Location: 13-94N-36W  
Acres: ±149.8



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	66.86	44.6		IIw	86
138B	Clarion loam, 2 to 6 percent slopes	39.29	26.2		Ile	89
55	Nicollet clay loam, 0 to 1 percent slopes	32.99	22.0		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.33	4.2		IIIw	59
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.0	2.0		IIle	83
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.26	0.8		IIw	78
507	Canisteo clay loam, 0 to 2 percent slopes	0.07	0.0		IIw	84
*On Tillable Acres      Weighted Average						86.2

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# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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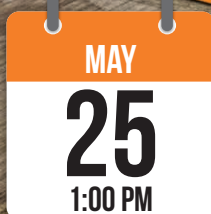
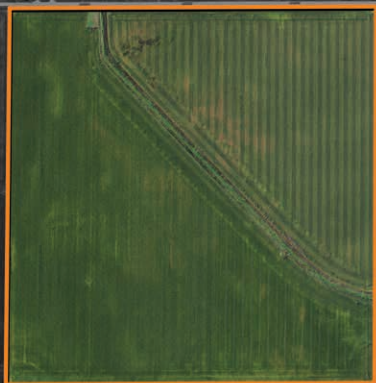
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