

LIVE & ONLINE BIDDING FARMLAND AUCTION

STORY COUNTY, IOWA

76.82 AC±



Sec 27-82N-24W

LOCATED 1.2 MILES WEST OF HUXLEY, IOWA

Seller: Sharon Hutchins

GREAT INVESTMENT OPPORTUNITY



ON PAVEMENT, BALLARD SCHOOL DISTRICT

Auction Time & Location:

**TUESDAY
MAY 30, 10AM**

Safe Room

515 N Main Ave, Huxley IA 50124

OFFERED AS 1 TRACT

78.2 CSR2

on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER

Auctioneers/Real Estate Agents

515.996.5263



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

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions. We specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124

TERMS AND CONDITIONS

Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 76.82 +/- acre tract of farmland for sale in Iowa, located in Story County.

This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 76.82 acres, more or less, in Sec 27-82N-24W.

Highlights:

- Investment Potential
- Development Ground

LOT DETAILS

Location of Land, Directions to the farm: From Huxley, IA head west on 1st Street, 1.2 miles. The farm will be located on the left-hand side(south).

Location of Auction:

Safe Room
515 N Main Ave, Huxley IA 50124 on May 30th, 2023, at 10 am. (It is on the north side of the Rec Center building)

Legal Description: Sec 27-82N-24W

Selling Multiplier: 76.82

Taxable Acres: 76.82

Taxes: \$2,678 Estimated

Tillable Acres: 74.12 (Surety Maps)

CSR2: 78.2 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Subject to the current lease for the 2023 farming season

Government Programs:

Buyer 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.

Buyer 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 Information: FSA information includes additional acres that are not being sold.

FSA Number: #1435

FSA Tract Number: #1842

FSA Farmland Acres: 116.52+/-

FSA Cropland Acres: 114.02+/-

HEL & WETLANDS: NHEL

Total Base Acres: 102.80

Corn Base: 60.80 **PLC Yield:** 147

Bean Base: 42.00 **PLC Yield:** 47

TERMS & CONDITIONS

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

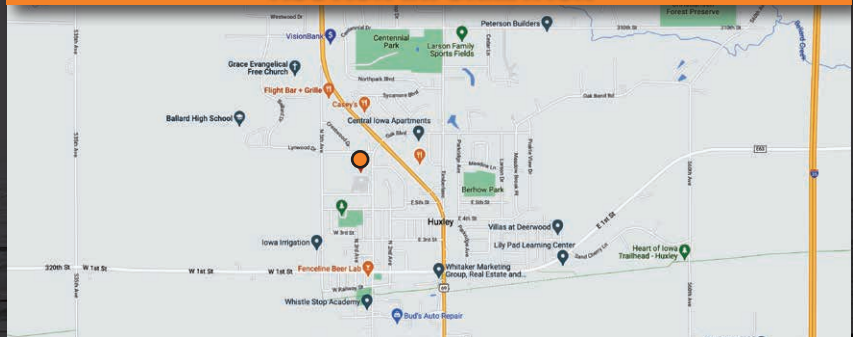
Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

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 Fredrikson & Byron, P.A. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

AUCTION INFORMATION



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ON TILLABLE ACRES

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 Fredrikson & Byron, P.A.

Closing: The sale closing is on July 14, 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.

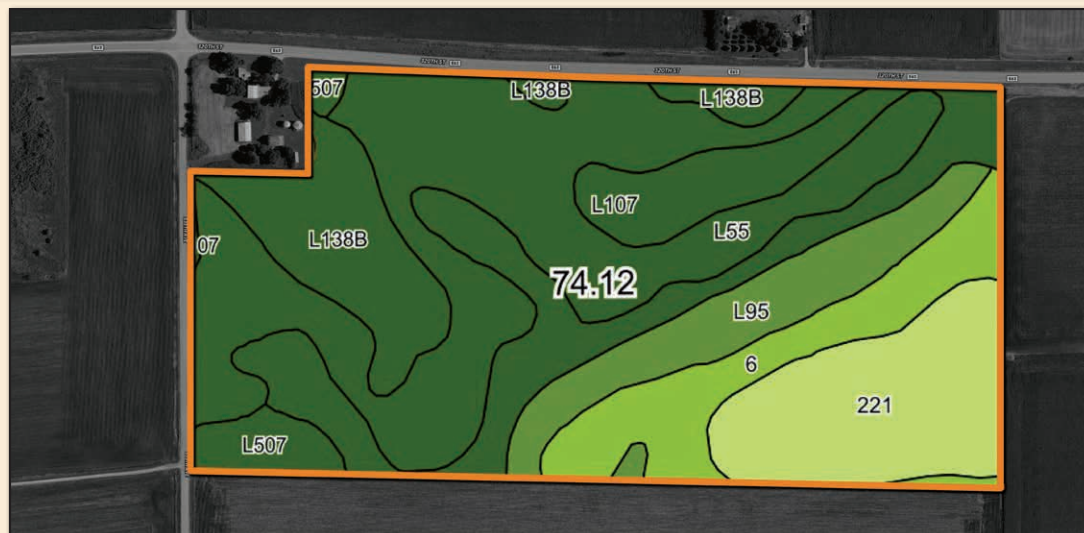
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. 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): Sharon Hutchins

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Story
Location: 27-82N-24W
Acres: ±74.12

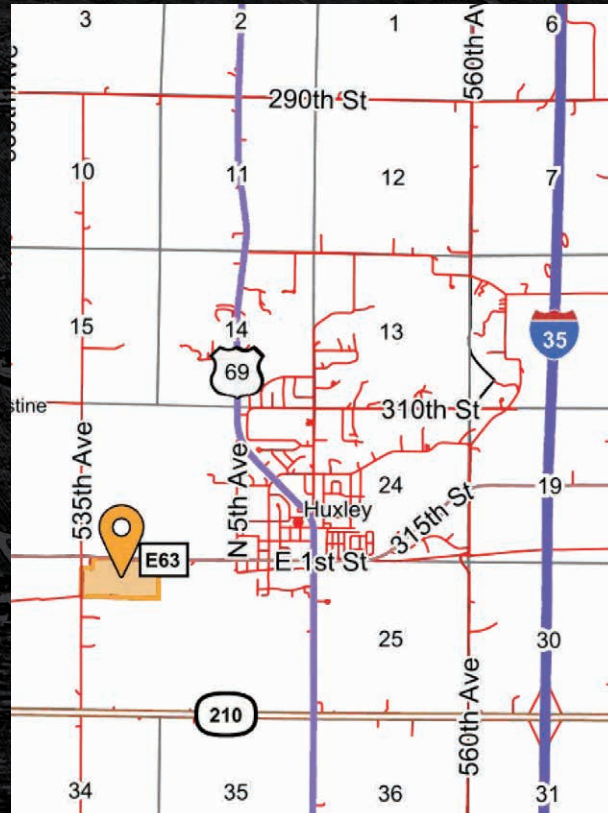


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L55	Nicollet loam, 1 to 3 percent slopes	26.06	35.2		le	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.10	19.0		llw	88
221	Klossner muck, 0 to 1 percent slopes	9.18	12.4		lllw	32
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.88	12.0		lle	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.07	9.5		lllw	59
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.51	8.8		llw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2.32	3.1		llw	87

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*On Tillable Acres

Weighted Average **78.2***



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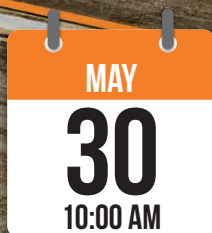
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ON TILLABLE ACRES

STORY COUNTY, IOWA

Great Investment Opportunity!

Buildable Acreages on pavement, or
Business on the High Trestle Trail



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