

WINNESHIEK COUNTY, IOWA

119.55 AC±

**TUESDAY
JUNE 27, 1 PM**

OFFERED AS 1 TRACT

87.8 CSR2



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents

515.996.5263

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

Winneshiek County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present 119.55+/- acre tract of farmland for sale in Iowa, in Winneshiek County.

This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 119.55 acres, more or less, in Sec 12-100N-9W.

Highlights:

- Investment Potential
- High CSR

LOT DETAILS

Location of Land:

Located 3 miles north of Burr Oak, IA.

Directions to the Farm: From Burr Oak, IA head north on US-52 N for 2.9 miles. Turn right (East) and drive 0.6 miles on State Line Rd and the farm will be located on the right (South) side of the road.

Location of Auction:

Danan Lansing Building
900 E. Main Street
Decorah, IA 52101

Date of Auction:

Tuesday, June 27th, 2023 at 1PM.

Legal Description:

Sec 12-100N-9W

Selling Multiplier:

119.55+/- acres

Taxable Acres:

110.88+/- acres (Surety Maps)

CSR2:

87.8 on Tillable

Zoning:

A-1 Ag

Government Programs:

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

Tenant will receive the 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:

#10089

FSA Tract Number:

#27673

FSA Farmland Acres:

119.22+/-

FSA Cropland Acres:

115.89+/-

HEL & WETLANDS:

HEL

CRP Acres:

1.24

Total Base Acres:

114.31

Corn Base:

64.93

Soybean Base:

49.38

PLC Yield:

174

PLC Yield:

46

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



Auction Time & Location:

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ON TILLABLE ACRES**

Contract and Title: Immediately upon the acceptance of an offer, the buyer(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 offers.

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 August 11, 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. 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): Gilbertson Family Revocable Trust

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Winneshiek
Location: 12-100N-9W
Acres: ±110.88



Total CRP Acres 1.24 - Total \$433.00

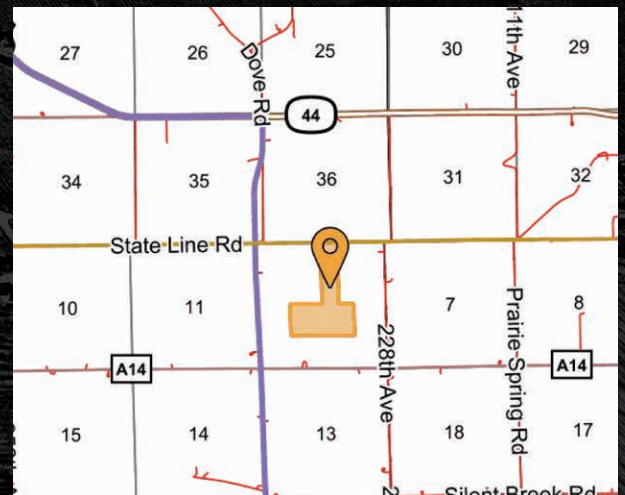
Contract Number	Acres	\$/Acre	Annual Payment	Start Date	End Date	Years Left
11118	0.22	\$348.95	\$77	10/01/2015	9/30/2025	2
11118	1.02	\$348.95	\$356	10/01/2015	9/30/2025	2

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
1762B	Tama-Downs complex, driftless, 2 to 6 percent slopes	63.86	57.6		Ile	94
163B	Fayette silt loam, 2 to 6 percent slopes	17.38	15.7		Ile	83
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	15.13	13.6		IIle	80
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	8.11	7.3		IIle	72
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	6.40	5.8		IIw	77
Weighted Average						87.8

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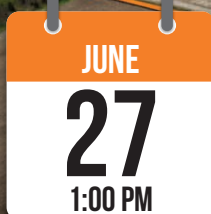


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