

LIVE & ONLINE BIDDING FARMLAND AUCTION

WASHINGTON COUNTY, IOWA

196.53 AC±



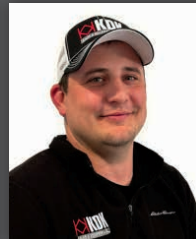
Tract 3:
16.26± Acres

Sec 19-75N-6W

Seller: George and Margaret Colthurst Trust



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



GREG KOCH & CLINT STOUT
Auctioneer & Auction Representative
319.653.1013

Auction Time & Location:

**THURSDAY
JUNE 29, 10AM**

KDK Sales and Equipment
214 S. Airport Road,
Washington, IA 52353

OFFERED AS 3 TRACTS

73.95 CSR2
(Average) on Tillable



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

TERMS AND CONDITIONS

Washington County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 196.53 +/- acre tract of farmland for sale in Iowa.

We are pleased to present the home farm of George and Margaret Colthurst. George was a well-respected local farmer, conservationist, and businessman who was passionate about the land and was very involved in the local community. This well-appointed farm has been stewarded with much forethought and comes with a rich history. This once-in-a-lifetime offering will appeal to a variety of land buyers and we are honored to represent it. This property is great investment potential. The property is composed of three tracts of land totaling 196.53 +/- acres, more or less, in Sec 19-75N-6W.

Highlights:

- Investment Potential
- Acreage

Location of Auction:

KDK Sales and Equipment
214 S. Airport Road, Washington, IA 52353

Date of Auction:

Thursday, June 29th, 2023 at 10:00 AM

Auction Sales Method: The real estate will be offered as 3 tract(s) of land.

Location of Land:

Tract 1, 2, 3: Located 4.6 miles east of Washington, IA.
2821 IA-92 Ainsworth, IA 52201

Directions to the Farm:

Tract 1: From Washington head east on IA-92 E for 4.6 miles. Drive 0.3 miles past Spruce Ave and the farm will be located on the left (North) side of the road.

Tract 2: From Washington head east on IA-92 E for 4.6 miles. Drive past Spruce Ave and the farm will be located on the immediate right (South) side of the road.

Tract 3: From Washington head east on IA-92 E for 4.6 miles. Drive 0.3 miles past Spruce Ave and the farm will be located on the right (South) side of the road.

Legal Description:

Tract 1: Sec 19-75N-6W

Tract 2: Sec 19-75N-6W

Tract 3: Sec 19-75N-6W

Selling Multiplier: Subject to Survey

Tract 1: 47.11 +/- acres

Tract 2: 133.16 +/- acres

Tract 3: Sold as One Unit

Taxable Acres: 163.06 Estimated

Tract 1: 39.91 Estimated

Tract 2: 116.42 Estimated

Tract 3: 6.73 Estimated

Taxes:

Tract 1: \$1,100 Estimated

Tract 2: \$2,609 Estimated

Tract 3: \$2,136 Estimated

Tillable Acres: 107.18 +/- acres (Surety Maps)

Tract 1: 34.50 +/- acres

Tract 2: 72.68 +/- acres

Tract 3: 0 +/- acres

CSR2: 73.95 (Average) on Tillable

Tract 1: 72.90 CSR2 Tillable

Tract 2: 75.00 CSR2 Tillable

Tract 3: 90 CSR2

Zoning: A-1 Ag

FSA Number: #6190

FSA Tract Number: #2039

FSA Farmland Acres: 171.10 +/-

FSA Cropland Acres: 121.08 +/-

HEL & WETLANDS: HEL

CRP Acres: 35.35

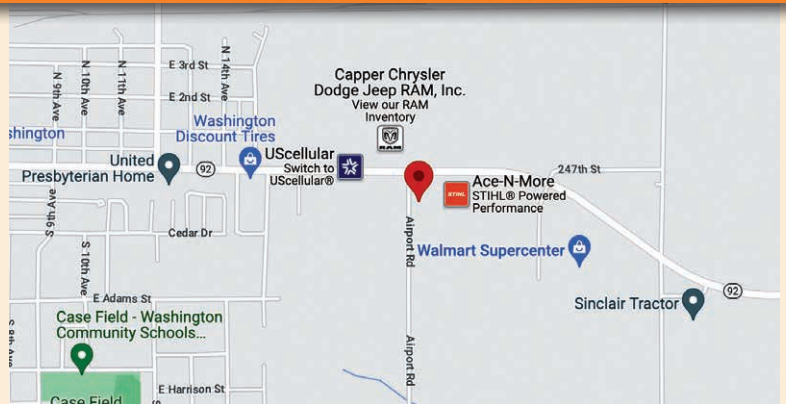
Total Base Acres: 85.73

Wheat Base: 8.90 **PLC Yield:** 43

Corn Base: 65.20 **PLC Yield:** 178

Bean Base: 11.63 **PLC Yield:** 52

AUCTION INFORMATION



Auction Time & Location:

THURSDAY, JUNE 29, 2023, 10:00 AM

KDK Sales and Equipment

214 S. Airport Road, Washington, IA 52353

Farm Tenancy: Subject to the current lease for the 2023 crop season.

Government Programs: Seller 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.

Seller 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.

Survey: A survey is being completed on all 3 tracts. The final contract price will 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 prorated 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 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 August 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 Real Estate Agents & Brokerage and KDK Sales & Equipment LLC is the Auctioneer and Auction Company for this transaction. 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 on 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): George and Margaret Colthurst Trust

TRACT 1: 47.11 ACRES

State: Iowa

County: Washington

Location: 19-75N-6W

Tillable Acres: 34.5±



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
281B	Otley silty clay loam, 2 to 5 percent slopes	6.46	18.7		Ile	91
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	5.94	17.2		IVe	64
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	5.07	14.7		IIIe	82
570B	Nira silty clay loam, 2 to 5 percent slopes	3.58	10.4		Ile	81
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.50	10.1		Iw	94
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	2.91	8.4		IIIe	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.83	8.2		IIw	68
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	2.20	6.4		IVe	12
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.70	4.9		IIIe	71
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.20	0.6		IIIe	38
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely ero	0.11	0.3		IVe	74

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*On Tillable Acres

Weighted Average

72.9*

Total CRP Acres 35.35 -Total \$7,176.00

Contract Number	Acres	\$/Acre	Annual Payment	Start Date	End Date	Years Left
12238	0.85	\$203.00	\$172.55	10/01/2020	9/30/2030	7
12238	14.58	\$203.00	\$2,959.74	10/01/2020	9/30/2030	7
12238	1.52	\$203.00	\$308.56	10/01/2020	9/30/2030	7
12238	3.73	\$203.00	\$757.19	10/01/2020	9/30/2030	7
12238	4.76	\$203.00	\$966.28	10/01/2020	9/30/2030	7
12238	9.91	\$203.00	\$2,011.73	10/01/2020	9/30/2030	7



More Info & Online Bidding at: IOWALANDGUY.COM

TRACT 2: 133.16 ACRES

State: Iowa

County: Washington

Location: 19-75N-6W

Tillable Acres: 72.68±



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded overwash	16.47	22.7		llw	78
1280	Mahaska silty clay loam, terrace, 0 to 2 percent slopes	9.20	12.7		lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	7.68	10.6		lle	91
881B	Otley silty clay loam, terrace, 2 to 5 percent slopes	7.66	10.5		lle	91
281C	Otley silty clay loam, 5 to 9 percent slopes	7.50	10.3		llle	85
192C2	Adair silty clay loam, 5 to 9 percent slopes, moderately eroded	6.87	9.5		llle	36
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	4.93	6.8		llle	38
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.19	5.8		llle	50
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.65	3.6		llw	68
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	2.18	3.0		llw	79
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	1.90	2.6		llle	82
520B	Coppock silt loam, 2 to 5 percent slopes	1.45	2.0		llw	80

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*On Tillable Acres

Weighted Average

75*



TRACT 3: 16.26 ACRES

State: Iowa
County: Washington
Location: 19-75N-6W



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
281B	Otley silty clay loam, 2 to 5 percent slopes	6.29	84.5		Ile	91
281C	Otley silty clay loam, 5 to 9 percent slopes	0.98	13.2		IIle	85
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.17	2.3		IIIle	82
Weighted Average						90

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House/Acreage Information:

Occupancy: Single-Family / Owner Occupied

School District: Highland Community School

Style: 1 Story Frame

Year Built: 1960

Flooring: Carpet

Foundation: Poured Concrete

Exterior Material: Alum

Interior Material: Drywall

Gross Living Area: 2,360 SF

Number of Bedrooms:

2 bedrooms above; 1 below

Basement Area Type: 3/4

Total Basement Area: 1,395

Basement Finished Area:

Basement has 600- Living Qtrs.

Plumbing: 2 Full Bath on Main Level;
1/2 Bath Downstairs;

Central Air: Yes

Heat: Furnace with forced air on Natural Gas

Additions: 500 SF - 1 Story Frame

Garages: 800 SF - Att Frame (Built 1960)

Outbuildings:

54x90 Machine Shed

70x40 Barn

50x30 Barn



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101 US 69, Huxley, Iowa 50124

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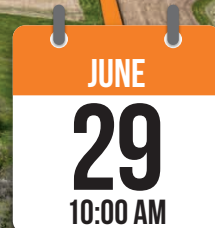
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