

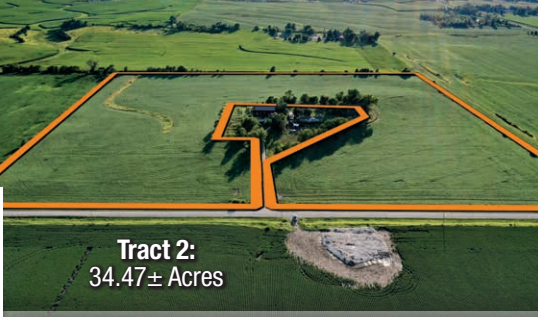
# LIVE & ONLINE BIDDING FARMLAND AUCTION

POLK COUNTY, IOWA

202.29 AC±



Tract 1:  
33.80± Acres

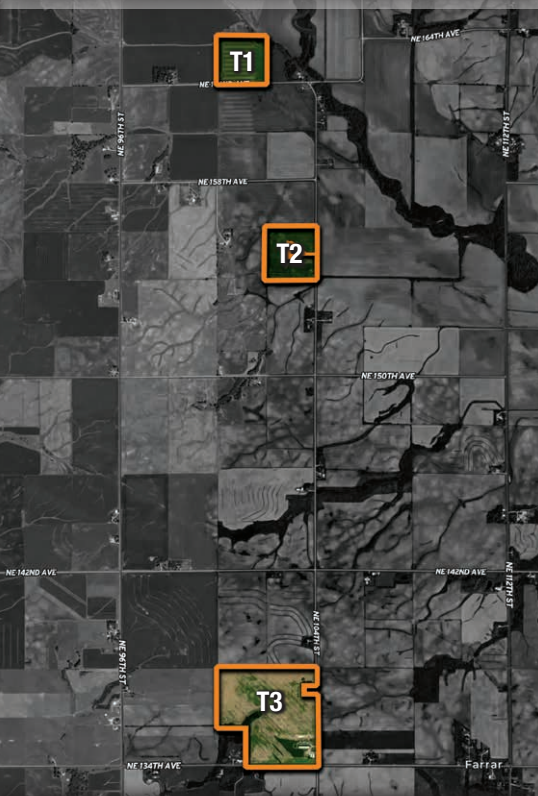


Tract 2:  
34.47± Acres



Tract 3:  
134.02± Acres

Tract 1: Sec 3-81N-22W • Tract 2: Sec 10-81N-22W • Tract 3: Sec 22-81N-22W  
Seller: **Hall Family**



Tract 3:



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

Auction Time & Location:

**THURSDAY  
SEPT 7, 10AM**

Maxwell Community Center  
84 Main Street, Maxwell, IA 50161

OFFERED AS 3 TRACTS

**70.13 CSR2**

on Tillable Acres



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**DAVID & ANN WHITAKER**

Auctioneers/Real Estate Agents

**515.996.5263**



## TERMS AND CONDITIONS

### Polk County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 202.29 +/- acre tract of farmland for sale in Iowa.

This property is great investment potential. The property is composed of three tracts of land totaling 202.29 +/- acres, more or less, in Sec 3, 10, 22-81N-22W.

#### Highlights:

- Investment Potential
- Good Laying Farmland
- Grain Storage
- Great Location

#### Location of Auction:

Maxwell Community Center  
84 Main Street, Maxwell, IA 50161

#### Date of Auction:

Thursday, September 7, 2023, at 10:00 AM

#### Location of Land:

Tract 1: Located 2 miles South of Maxwell, Iowa  
Tract 2: Located 3 miles South of Maxwell, Iowa  
Tract 3: Located .75 miles West of Farrar, Iowa

#### Directions to the Farm:

Tract 1: From Maxwell head south on IA-210 W/Main St 1.1 miles. When the road starts to curve turn left, turn onto 650th Ave, and continue South for 1.1 miles. Turn left (East) on NE 162nd Ave and continue for .6 miles. The farm will be located on the left (North) side of the road.

Tract 2: From Maxwell head south on IA-210 W/Main St 1.1 miles. When the road starts to curve turn left, turn onto 650th Ave, and continue South for 1.1 miles. Turn left (East) on NE 162nd Ave and continue for 1.1 miles. When you get to NE 104th St follow the curve around and continue South for 0.9 miles. The farm will be located on the right (West) side of the road.

Tract 3: From Farrar head west on NE 134th Ave 0.75 miles and the farmland located on the Northside.

#### Legal Description:

Tract 1: Sec 3-81N-22W  
Tract 2: Sec 10-81N-22W  
Tract 3: Sec 22-81N-22W

#### Selling Multiplier: 202.29 +/- acres

Tract 1: 33.80 +/- acres  
Tract 2: 34.47 +/- acres  
Tract 3: 134.02 +/- acres

#### Taxable Acres: 202.29 +/-

Tract 1: 33.80 +/- acres  
Tract 2: 34.47 +/- acres  
Tract 3: 134.02 +/- acres

#### Taxes: \$8,616.69

Tract 1: \$866.20 Estimated  
Tract 2: \$1,278.68 Estimated  
Tract 3: \$6,471.81 Estimated

#### Tillable Acres: 190.28 +/- acres (Surety Maps)

Tract 1: 32.08 +/- acres  
Tract 2: 33.17 +/- acres  
Tract 3: 125.03 +/- acres

#### CSR2: 70.13 Average

Tract 1: 54.3 CSR2 Tillable  
Tract 2: 78.40 CSR2 Tillable  
Tract 3: 77.7 CSR2 Tillable

#### Zoning: A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2023 crop season. Buyer(s) will receive planting privileges for the 2024 crop year.

**Auction Sales Method:** The real estate will be offered as 3 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 prorated to the day of closing

## AUCTION INFORMATION



### Auction Time & Location:

**THURSDAY, SEPTEMBER 7, 2023, 10:00 AM**

**Maxwell Area Community Center**

84 Main Street, Maxwell, IA 50161

**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 at Handley Law Firm. The Seller will provide a current abstract of title at their expense and will satisfy tax liens. 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 at Handley Law Firm.

**Closing:** The sale closing date is to be determined (TBD), subject to the satisfaction of tax liens associated with the real estate. 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. Buyer will receive planting privileges for the 2024 crop year.

**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):** Hall Family

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

## TRACT 1: 33.80+/- ACRES

**State:** Iowa

**County:** Polk

**Location:** 3-81N-22W

**Tillable Acres:** 32.08+/-

**FSA Number:** #8061

**FSA Tract Number:** #11755

**FSA Farmland Acres:** 33.43+/-

**FSA Cropland Acres:** 32.34+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 5.33

**Corn Base:** 0.78 **PLC Yield:** 120

**Bean Base:** 4.25 **PLC Yield:** 43

**Oat Base:** 0.30 **PLC Yield:** 55



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
259	Biscay clay loam, 0 to 2 percent slopes	16.88	52.6		llw	52
108	Wadena loam, 0 to 2 percent slopes	12.10	37.7		lls	56
203	Cylinder loam, 0 to 2 percent slopes	2.79	8.7		lls	58
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.19	0.6		llw	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.12	0.4		llw	76

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\*On Tillable Acres

**Weighted Average** **54.3\***

## TRACT 2: 34.47+/- ACRES

**State:** Iowa

**County:** Polk

**Location:** 10-81N-22W

**Tillable Acres:** 33.17+/-

**FSA Number:** #8124

**FSA Tract Number:** #2127

**FSA Farmland Acres:** 34.85+/-

**FSA Cropland Acres:** 34.85+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 34.60

**Corn Base:** 21.70 **PLC Yield:** 120

**Bean Base:** 12.90 **PLC Yield:** 43



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L107	Ridgeport sandy loam, 0 to 2 percent slopes	42.23	39.8		lw	89
L138B	Mayer loam, 0 to 2 percent slopes	13.86	13.1		45	45
203	Linder loam, 0 to 2 percent slopes	11.49	10.8		45	45
138D2	Nicollet clay loam, 1 to 3 percent slopes	11.16	10.5		llw	84
L55	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.47	7.0		llle	75
259	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.47	6.1		llw	76

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\*On Tillable Acres

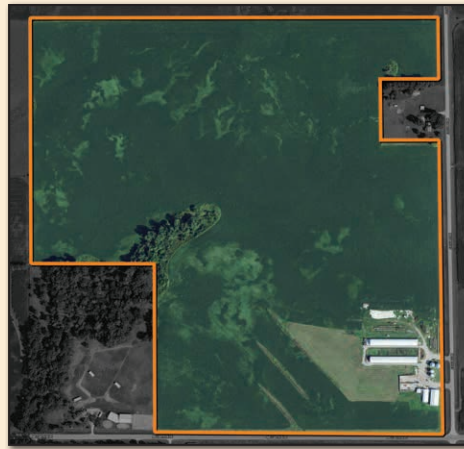
**Weighted Average** **78.4\***



# TRACT 3: 134.02+/- ACRES

**State:** Iowa  
**County:** Polk  
**Location:** 22-81N-22W  
**Tillable Acres:** 125.03+/-

**FSA Number:** #8124  
**FSA Tract Number:** #2152  
**FSA Farmland Acres:** 135.24+/-  
**FSA Cropland Acres:** 127.14+/-  
**HEL & WETLANDS:** NHEL  
**Total Base Acres:** 125.02  
**Corn Base:** 118.31 **PLC Yield:** 120  
**Bean Base:** 6.71 **PLC Yield:** 43



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
253B	Farrar fine sandy loam, 2 to 5 percent slopes	35.70	28.6		Ile	75
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	22.82	18.3		IIle	52
L55	Nicollet loam, 1 to 3 percent slopes	21.60	17.3		Ile	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.10	13.7		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.22	9.8		IIlw	88
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	9.10	7.3		IIle	84
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.34	5.1		IIle	83
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.14	0.1		Ive	53
*On Tillable Acres      Weighted Average						<b>77.7*</b>

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**Tract 3:**  
**134.02± Acres**





**Tract 1:**  
33.80± Acres

**Tract 2:**  
34.47± Acres



### Auctioneers/Real Estate Agents

info@wmgauction.com



**W**HITAKER MARKETING GROUP  
AUCTIONS | REAL ESTATE



# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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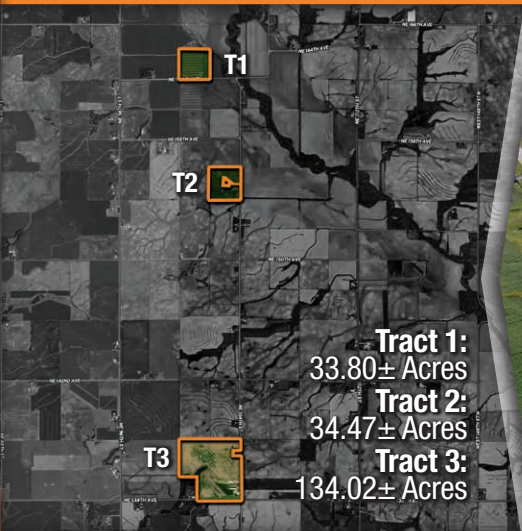
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70.13 CSR2  
ON TILLABLE ACRES

POLK COUNTY, IOWA

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SEPTEMBER

7

10:00 AM

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