

LIVE & ONLINE BIDDING FARMLAND AUCTION

WRIGHT COUNTY, IOWA

156.11 AC±

Auction Time & Location:

**TUESDAY
SEPT 19, 10 AM**

Dows Community Center
119 E Ellsworth Street
Dows, IA 50071

OFFERED AS 1 TRACT

77.2 CSR2

on Tillable Acres

Sec 12-91N-23W

LOCATED 3 MILES NORTH OF DOWS, IOWA

Seller: Slining Farms LLC



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

Wright County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 156.11 +/- acre tract of farmland for sale in Iowa, located in Wright County.

This property has good farmability and well-fertilized soils. The property is composed of one tract of land totaling 156.11 acres, more or less, in Sec 12-91N-23W.

Highlights:

- Good Farmability
- Well-Fertilized

LOT DETAILS

Location of Land:

Located 3 miles North of Dows, IA

Directions to the Farm: From Dows head North on Wright Ave. for 2 miles. Turn left (West) on 250th St and go 1.0 miles. Turn right (North) on Youngblood Ave. and drive for 1.1 miles. The farmland will be located on the right (East) side of the road.

Location of Auction:

Dows Community Center
119 E Ellsworth St.
Dows, IA 50071

Date of Auction:

Tuesday, September 19, 2023 at 10 am

Legal Description:

Sec 12-91N-23W
(Parcel IDs 1212300002, 1212300004, 1212300005, 1212300008)

Selling Multiplier: 156.11 +/- acres

Taxable Acres: 154.42

Taxes: \$4,570.00 Estimated

Tillable Acres: 153.06 (Surety Maps)

CSR2: 77.2 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for the 2023 crop season.

FSA Number: #6829

FSA Tract Number: #592

FSA Farmland Acres: 158.09 +/-

FSA Cropland Acres: 154.54 +/-

HEL & WETLANDS: NHEL

Total Base Acres: 153.30

Corn Base: 153.30

PLC Yield: 140

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.

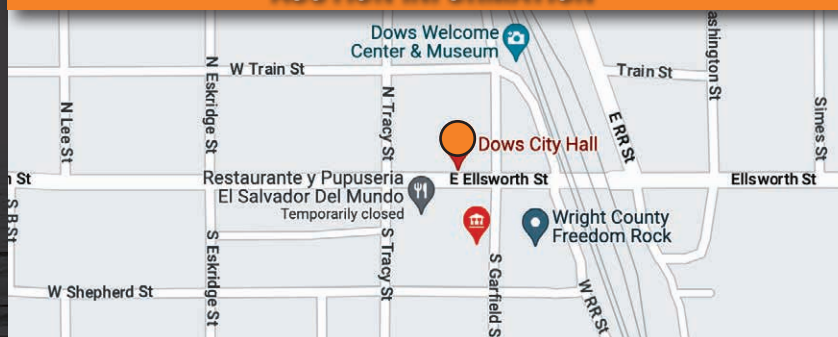
Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

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 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.

AUCTION INFORMATION



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Closing: The sale closing is on Nov. 3rd, 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.

Online Bidding: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

Seller(s): Slining Farms LLC

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Wright
Location: 12-91N-23W
Acres: ±153.06



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	34.50	22.5		Ille	83
201B	Coland-Terril complex, 1 to 5 percent slopes	19.19	12.5		Ile	80
107	Webster clay loam, 0 to 2 percent slopes	17.35	11.3		Ilw	86
55	Nicollet clay loam, 1 to 3 percent slopes	16.84	11.0		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	15.53	10.1		Ile	89
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded ¹	13.54	8.8		IVe	41
27B	Terril loam, 2 to 6 percent slopes	10.41	6.8		Ile	87
95	Harps clay loam, 0 to 2 percent slopes	6.69	4.4		Ilw	72
507	Canisteo clay loam, 0 to 2 percent slopes	6.40	4.2		Ilw	84
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	4.36	2.8		IVe	24
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.17	2.7		Ille	57
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.42	0.9		Illw	59
4	Knoke silty clay loam, 0 to 1 percent slopes	1.38	0.9		Illw	56
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.28	0.8		IVe	53
On the Tillable Acres Weighted Average						77.2

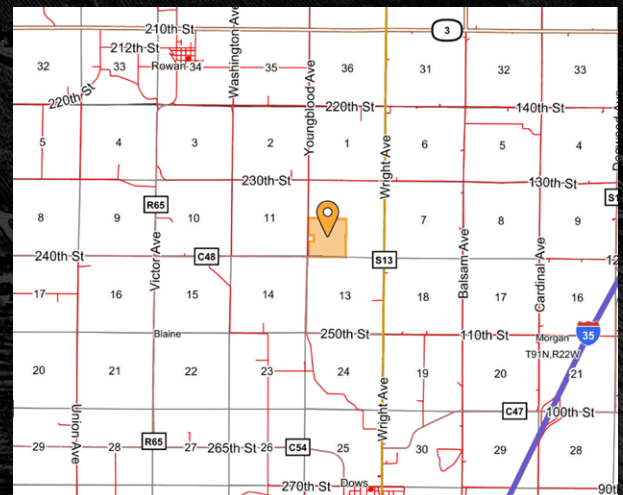
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*On the Tillable Acres

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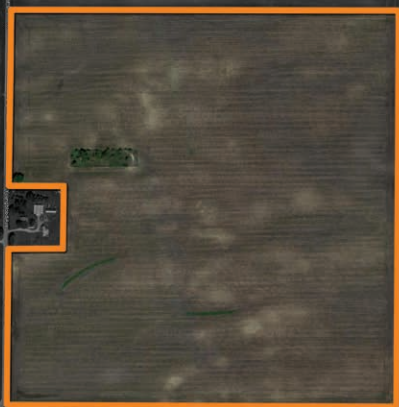
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