

LIVE & ONLINE BIDDING FARMLAND AUCTION

MADISON COUNTY, IOWA

137 AC±

Tract 1:
97± Acres
50.7 CSR2

Tract 1: Sec 1-74N-26W • Tract 2: Sec 25-75N-26W

Seller: Luann M. Overton Revocable Trust & Donald J. Overton Revocable Trust

Auction Time & Location:

**MONDAY
NOV 13, 10AM**

St. Charles Lions Hall
113 N. Lumber Street
Saint Charles, IA 50240

OFFERED AS 2 TRACTS

46.6 CSR2

AVERAGE ON BOTH TRACTS



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

Madison County, Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 137 +/- acre tract of farmland for sale in Iowa.

This property is great investment potential. The property is composed of two tracts of land totaling 137+/- acres, more or less, in Sec 1, 74N, 26W and Sec 25, 75N, 26W.

Highlights:

- Investment Potential
- Buildable
- Great Location

Location of Land:

Tract 1: Located 3.6 miles South of St. Charles, IA
Tract 2: Located 1 mile Southeast of St. Charles, IA

Directions to the Farm:

Tract 1: From St. Charles head South on Truro Rd/S Morgan St. and drive for 1.6 miles. Turn left (East) on Woodland Ave and drive for 2.4 miles. The farmland will be on the left (East) side.

Tract 2: From St. Charles head South on Truro Rd/S Morgan St. and drive for 1 mile. Turn left (East) on 265th St and drive for 0.6 miles. The farmland will be on the left (South) side.

Location of Auction:

St. Charles Lions Hall
113 N. Lumber St., Saint Charles, IA 50240

Date of Auction:

Monday, November 13th, 2023, at 10 AM

Legal Description:

Tract 1: Sec 1-74N-26W
Parcel ID (770160166010000, 770160168000000, 770160186010000)

Tract 2: Sec 25-75N-26W
Parcel ID (500092526000000)

Selling Multiplier: 137 +/- acres

Tract 1: 97 +/- acres

Tract 2: 40 +/- acres

Taxable Acres: 134.3 +/-

Tract 1: 96.3 +/- acres

Tract 2: 38 +/- acres

Taxes: \$2,310.00

Tract 1: \$1,860.00 Estimated

Tract 2: \$450.00 Estimated

Tillable Acres: 12.18 +/- acres (Surety Maps)

Tract 1: 12.18 +/- acres

Tract 2: 0 +/- acres

CSR2: 46.6 (Average)

Tract 1: 50.7 CSR2

Tract 2: 42.5 CSR2

Zoning: A-1 Ag

Farm Tenancy: The farm is currently open for 2024.

CRP Acres: 19.28 +/-

Tract 1: 19.28 +/- acres

Tract 2: 0 +/- acres

CRP Annual Payment: \$4,316

CRP Expiration: 09/30/2032

Auction Sales Method: The real estate will be offered as 2 tract(s) of land.

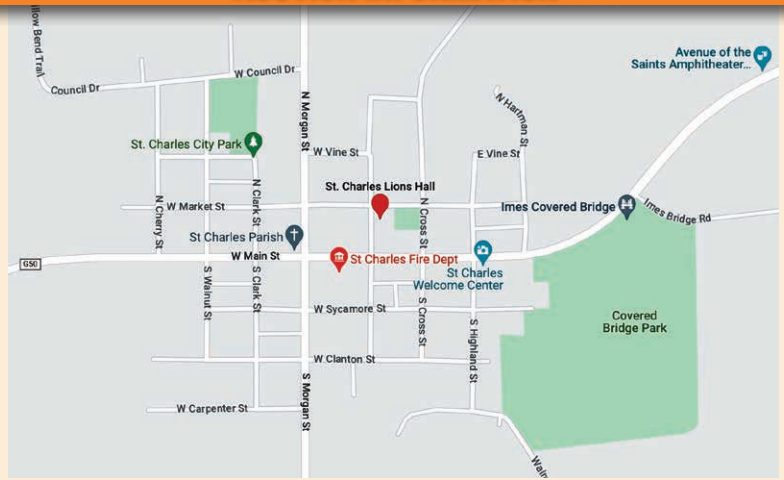
Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

AUCTION INFORMATION



Auction Time & Location:

MONDAY, NOVEMBER 13, 2023, 10:00 AM

St. Charles Lions Hall

113 N. Lumber Street, Saint Charles, IA 50240

137 AC±

**OFFERED AS
2 TRACTS
46.6 CSR2
AVERAGE ON BOTH TRACTS**

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 December 29th 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 land 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): Luann M. Overton Revocable Trust & Donald J. Overton Revocable Trust

More Info & Online Bidding at: IOWALANDGUY.COM

TRACT 1: 97+/- ACRES

State: Iowa

County: Madison

Location: 1-74N-26W

Tillable Acres: 12.18+/-

FSA Number: #2656

FSA Tract Number: #2737

FSA Farmland Acres: 97.07+/-

FSA Cropland Acres: 35.70+/-

HEL & WETLANDS: HEL

Total Base Acres: 11.63+/-

Corn Base: 10.13 **PLC Yield:** 157

Bean Base: 1.50 **PLC Yield:** 42

CRP Acres: 19.28+/-

CRP Annual Payment: \$4,316

CRP Expiration: 09/30/2032



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	20.20	21.2		IIIe	80
824E2	Shelby-Lamoni complex, 14 to 18 percent slopes, eroded	16.18	17.0		IVe	26
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	8.96	9.4		IIe	91
824D3	Shelby-Lamoni complex, 9 to 14 percent slopes, severely eroded	8.43	8.9		VIe	25
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.21	7.6		IIIe	75
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	7.20	7.6		VIe	32
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	7.13	7.5		IVe	43
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	6.50	6.8		IIe	59
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	3.73	3.9		IVe	28
24F2	Shelby clay loam, dissected till plain, 18 to 25 percent slopes, eroded	2.87	3.0		VIe	20
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	2.86	3.0		IVe	7
22C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	2.01	2.1		IVw	38
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	1.30	1.4		VIIe	16
W	Water	0.32	0.3			0
368B	Macksburg silty clay loam, 2 to 5 percent slopes	0.17	0.2		IIe	89
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.07	0.1		IIIe	81
Weighted Average						50.7

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Tract 1 Total CRP Acres Remaining Under Contract: 19.28 - Total \$4,316 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start Date	End Date	Years Left
11665A	19.28	\$223.83	\$4,316	10/01/2022	9/30/2032	9



TRACT 2: 40+/- ACRES

State: Iowa

County: Madison

Location: Sec 25-75N-26W

Tillable Acres: 0+/-

FSA Number: #2656

FSA Tract Number: #2738

FSA Farmland Acres: 37.98+/-

FSA Cropland Acres: 0+/-

HEL & WETLANDS: HEL



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	12.35	32.5		Ive	7
24E3	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, severely eroded	11.49	30.2		Vle	33
368B	Macksburg silty clay loam, 2 to 5 percent slopes	9.25	24.3		Ile	89
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	2.88	7.6		Illw	59
570C2	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.39	3.7		Ille	81
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.54	1.4		Illw	56
368	Macksburg silty clay loam, 0 to 2 percent slopes	0.15	0.4		Iw	93
Weighted Average						42.5

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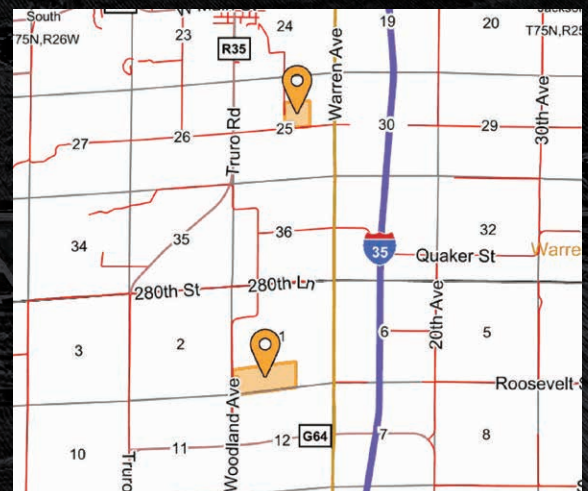
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