

# LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

214.12 AC±



Tract 1  
108.79± Ac  
67 CSR2

Tract 1: Sec 7-85N-26W and Tract 2: Sec 17-85N-26W & 18-85N-26W

LOCATED 0.25 MILES NORTH OF RIDGEPORT, IOWA

Seller: Helen L Johnson Revocable Trust



Tract 2  
105.33± Ac  
82.5 CSR2

Auction Time & Location:

**TUESDAY  
DEC 19, 10AM**

Central Iowa Expo  
1827 217th Road  
Boone, IA 50036

OFFERED AS 2 TRACTS

**74.75 CSR2**

on Tillable Acres



**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

### Boone County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 214.12+/- acre tract of farmland for sale in Iowa.

This property has great investment potential. The property is composed of two tracts of land totaling 214.12+/- acres, more or less, in Sec. 7, 17, & 18, Twp. 85N, Rng. 26W.

#### Highlights:

- Investment Potential
- Good Laying Farmland
- Great Location

#### LOT DETAILS

##### Directions to the farm:

Tract 1: From Ridgeport head north on Nature Rd for 0.1 miles. Curve to the right and continue for 0.1 miles. The farm will be located on the North side of the road.

Tract 2: From Ridgeport head north on Nature Rd for 500 ft. The farm will be located on the East side of the road.

##### Location of Land:

Tract 1: Located 0.25 miles North of Ridgeport, Iowa.

Tract 2: Located 0.05 miles East of Ridgeport, Iowa

##### Location of Auction:

Central Iowa Expo  
1827 217th Road  
Boone, IA 50036

**Date of Auction:** Tuesday, December 19, 2023  
at 10:00 AM

##### Legal Description:

Tract 1: Sec 7-85N-26W Parcel ID (088526074200001, 088526074100002, 088526074300004, 088526074400002)

Tract 2: Sec 17-85N-26W & 18-85N-26W Parcel ID (088526172200001, 088526181100001, 088526181400001, 088526181400002, 088526181400003)

##### Selling Multiplier: 214.1+/- acres

Tract 1: 108.79+/- acres

Tract 2: 105.33+/- acres

##### Taxable Acres: 214.1+/- acres

Tract 1: 108.79+/- acres

Tract 2: 105.33+/- acres

##### Taxes: \$6,808

Tract 1: \$3,032 Estimated

Tract 2: \$3,776 Estimated

##### Tillable Acres: 173.21+/- acres (Surety Maps)

Tract 1: 71.09+/- acres

Tract 2: 102.12+/- acres

##### CSR2: 74.75 (Average) Tillable

Tract 1: 67 CSR2 Tillable

Tract 2: 82.5 CSR2 Tillable

##### Zoning: A-1 Ag

##### Farm Tenancy:

Tract 1: The farm is currently rented for 2024. Buyer will receive \$19,107.50 (\$9,553.00 as a credit at closing from the seller and \$9554.50 to be paid on 12/01/2024 by tenant)

Tract 2: The farm is currently rented for 2024. Buyer will receive \$27,447.25 (\$13,723.00 as a credit at closing and \$13,724.25 to be paid on 12/01/2024 by tenant)

**Description:** Sec 7-85N-26W (Tract 1),  
Sec 17-85N-26W & 18-85N-26W (Tract 2)

**FSA Number:** #312 (Tract 1 & Tract 2)

**FSA Tract Number:** #1623 (Tract 1 & Tract 2)

**FSA Farmland Acres:** 215.97 +/- (Tract 1 & Tract 2)

**FSA Cropland Acres:** 200.78 +/- (Tract 1 & Tract 2)

**HEL & WETLANDS:** HEL (Tract 1 & Tract 2)

**Total Base Acres:** 169.28 (Tract 1 & Tract 2)

**Corn Base:** 102.10 (Tract 1 & Tract 2)

**PLC Yield:** 148 (Tract 1 & Tract 2)

**Bean Base:** 67.18 (Tract 1 & Tract 2)

**PLC Yield:** 40 (Tract 1 & Tract 2)

## AUCTION INFORMATION

### Auction Time & Location:

**TUESDAY**  
**DECEMBER 19, 2023, 10AM**

**Central Iowa Expo**  
1827 217th Road, Boone, IA 50036

**214.12 AC±**

**OFFERED AS**  
**2 TRACTS**  
**77.1 CSR2**  
**ON TILLABLE ACRES**

### TERMS & CONDITIONS

**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.

**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 Feb. 6th, 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):** Helen L. Johnson Revocable Trust



# TRACT 1: 108.79+/- ACRES

State: Iowa

County: Boone

Location: 7-85N-26W

Tillable Acres: ±71.09

FSA Number: #312

FSA Tract Number: #1623

Well located near the bins.



Year	Corn	Beans
2013	159 bu/acre	
2014		40 bu/acre
2015	194 bu/acre	
2016		50 bu/acre
2017	177 bu/acre	
2018		52 bu/acre
2019	197 bu/acre	
2020		50 bu/acre
2021	215 bu/acre	
2022		54 bu/acre

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.99	22.5		IIw	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.80	13.8		IIIe	83
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	8.58	12.1		IVe	20
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	6.77	9.5		IIw	88
585B	Coland-Spillville complex, 2 to 5 percent slopes	4.72	6.6		IIw	71
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.37	6.1		IIw	76
107	Webster clay loam, 0 to 2 percent slopes	3.83	5.4		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	3.30	4.6		IIw	84
828B	Zenor sandy loam, 2 to 5 percent slopes	2.36	3.3		IIIe	52
829E2	Zenor-Storden complex, 14 to 25 percent slopes, moderately eroded	2.36	3.3		VIe	7
138B	Clarion loam, 2 to 6 percent slopes	1.95	2.7		IIe	89
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	1.90	2.7		IIIe	44
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.85	2.6		IIIe	51
28B	Dickman sandy loam, 2 to 6 percent slopes	1.46	2.1		IIIe	20
55	Nicollet clay loam, 1 to 3 percent slopes	1.28	1.8		Iw	89
485B	Spillville loam, 2 to 5 percent slopes	0.32	0.5		IIe	88
354	Palms muck, ponded, 0 to 1 percent slopes	0.25	0.4		VIIIw	5

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\*On Tillable Acres

Weighted Average

67\*



Tract 1 Total CRP Acres Remaining Under Contract: 31.49 - Total \$6,995 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start Date	End Date	Years Left
11492	22.08	\$226.03	\$4,991	10/01/2017	9/30/2027	4
11492	3.57	\$226.03	\$807	10/01/2017	9/30/2027	4
11664	3.96	\$205	\$812	10/01/2020	9/30/2030	7
11664	1.36	\$205	\$279	10/01/2020	9/30/2030	7
11664	0.52	\$205	\$106	10/01/2020	9/30/2030	7



# TRACT 2: 105.33+/- ACRES

State: Iowa

County: Boone

Location: Sec 17-85N-26W  
& 18-85N-26W

Tillable Acres: ±102.12

FSA Number: #312

FSA Tract Number: #1623



Year	Corn	Beans
2013		37 bu/acre
2014	177 bu/acre	
2015		51 bu/acre
2016	194 bu/acre	
2017		50 bu/acre
2018	190 bu/acre	
2019		55 bu/acre
2020	190 bu/acre	
2021		50 bu/acre
2022	220 bu/acre	

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	29.10	28.5		IIw	86
138C	Clarion loam, 6 to 10 percent slopes	26.72	26.2		IIIe	84
138B	Clarion loam, 2 to 6 percent slopes	12.54	12.3		IIe	89
507	Canisteo clay loam, 0 to 2 percent slopes	9.45	9.3		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	7.55	7.4		Iw	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.48	6.3		IIIe	83
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.65	4.6		IIIe	64
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	1.70	1.7		IVe	41
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.34	1.3		IIIw	56
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	1.15	1.1		IIIe	44
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.12	1.1		IIIe	56
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	0.32	0.3		IVe	20

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\*On Tillable Acres

Weighted Average

82.5\*







**Tract 1**  
108.79± Ac  
67 CSR2



**Tract 2**  
105.33± Ac  
82.5 CSR2

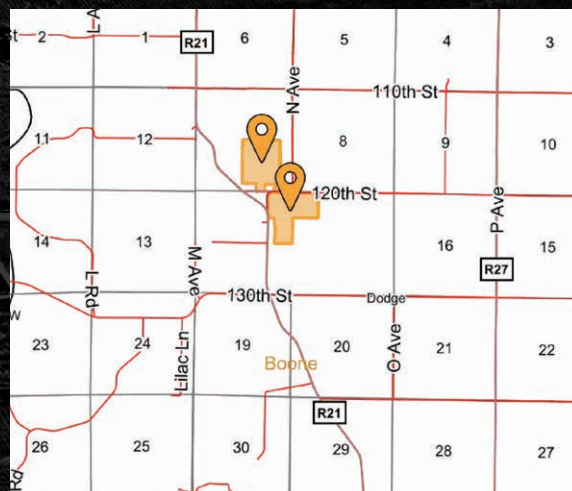


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101 US 69, Huxley, Iowa 50124

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