

# WHITAKER MARKETING GROUP FARMLAND FOR SALE

STORY COUNTY, IOWA

53 AC±

Asking Price:

**\$795,000.00**

OFFERED AS 1 TRACT

**84.9 CSR2**

on Tillable Acres

Sec 12-85N-21W

LOCATED 3 MILES NORTHEAST FROM ZEARING, IOWA

Seller: Zachary Crain & Joshua Crain



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**DAVID & ANN WHITAKER**

Auctioneers/Real Estate Agents

**515.996.5263**



MORE INFO AT  
**IOWALANDGUY.COM**



# TERMS AND CONDITIONS

## Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 53 +/- acre tract of farmland for sale in Iowa, located in Story County.

This property has great CSR and a great location. The property is composed of one tract of land totaling 53 acres, more or less, in Sec 12-85N-21W.

### Highlights:

- Great CSR
- Income Producing
- Great Location

### LOT DETAILS

**Location of Land:** Located 3 miles Northeast from Zeoring, Iowa.

**Directions to the farm:** From Zeoring, Iowa head left (East) 3.4 miles on 130th St. Turn left (North) on 740th Ave and drive 1.1 miles, the farmland will be on the left side.

**Legal Description:** Sec 12-85N-21W  
(Parcel ID 04-12-400-405)

**Selling Multiplier:** 53

**Taxable Acres:** 50.70

**Taxes:** \$1,916 Estimated

**Tillable Acres:** 51.04 (Surety Maps)

**CSR2:** 84.9 (Tillable)

**Zoning:** A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2023 crop season. Farm termination has been served.

**FSA Number:** #6863

**FSA Tract Number:** #11723

*The FSA information below includes other farmland/cropland acres not being sold.*

**FSA Farmland Acres:** 147.51+/-

**FSA Cropland Acres:** 147.51+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 143.10

**Corn Base:** 93.60    **PLC Yield:** 125

**Bean Base:** 49.50    **PLC Yield:** 45

### TERMS & CONDITIONS

**Sales Method:** The real estate will be offered as 1 tract(s) of land.

**Survey:** The survey has been successfully conducted, and the multiplier for selling will be determined based on its results.

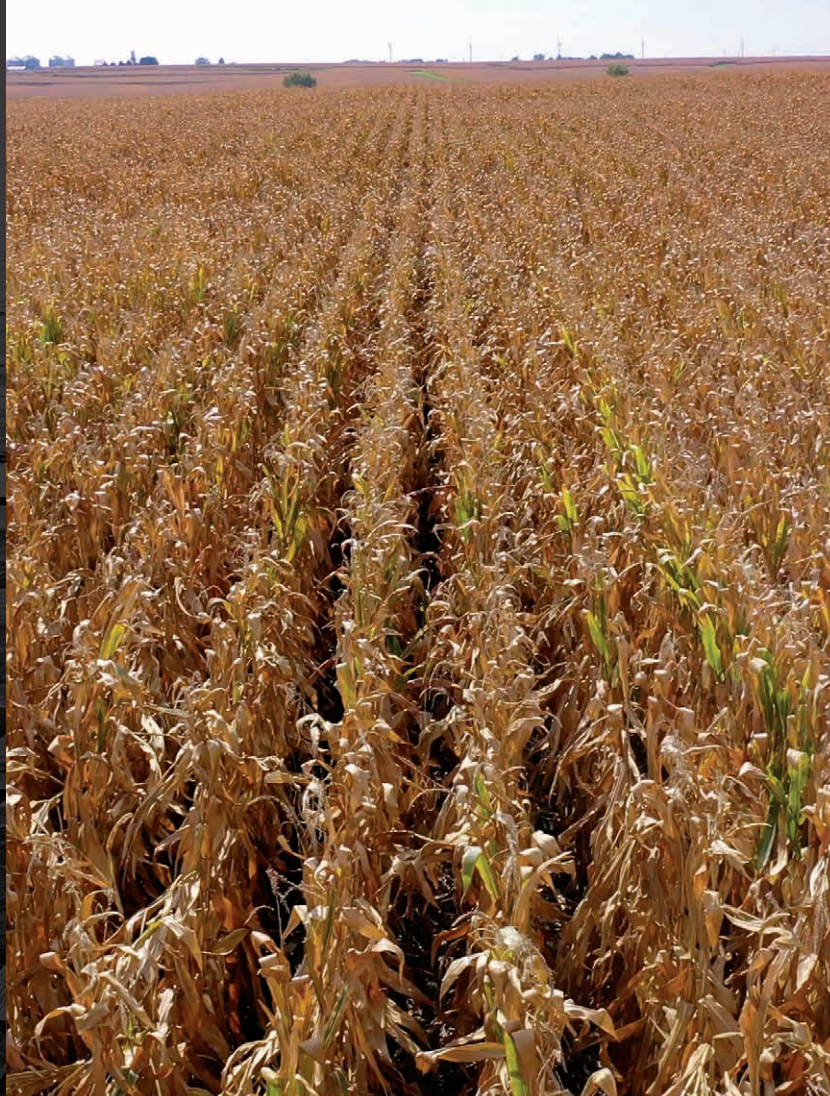
**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**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 will be an agreed-upon date 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.



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**Possession:** Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease. Open farming rights for 2024

**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this 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/offers.

**Seller(s):** Zachary Crain & Joshua Crain

More Info at: [IOWALANDGUY.COM](http://IOWALANDGUY.COM)



## SOIL MAP

**State:** Iowa  
**County:** Story  
**Location:** 12-85N-21W  
**Acres:** ±51.04



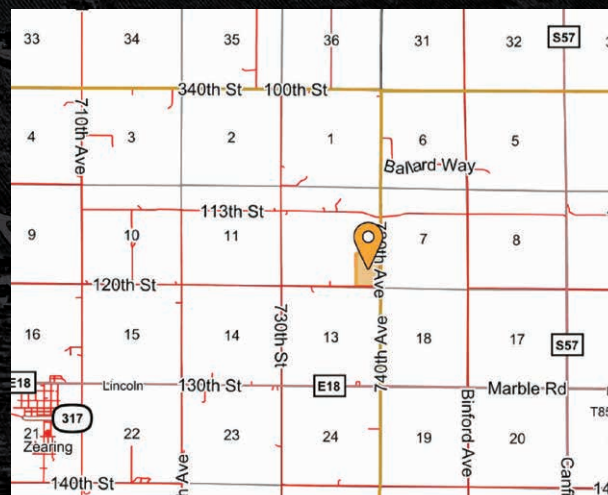
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.07	51.1		Ile	88
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.79	11.3		IIle	75
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	4.63	9.1		IIle	84
201B	Coland-Terril complex, 1 to 5 percent slopes	3.85	7.5		IIw	76
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.72	7.3		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.67	5.2		IIle	83
L55	Nicollet loam, 1 to 3 percent slopes	1.98	3.9		Ie	91
27B	Terril loam, 2 to 6 percent slopes	1.49	2.9		Ile	87
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.32	0.6		IIw	75
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.28	0.5		IIle	83
203	Cylinder loam, 0 to 2 percent slopes	0.15	0.3		IIs	58
203	Coland-Terril complex, 2 to 5 percent slopes	0.09	0.2		IIw	75
Weighted Average						84.9

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<b>Weighted Average</b>	<b>84.9</b>
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101 US 69, Huxley, Iowa 50124

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