

# LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE & STORY COUNTIES, IOWA

235.63 AC±

Tract 1  
154.76± Ac  
83.6 CSR2

Tract 2  
44.18± Ac  
76.6 CSR2

Tract 3  
36.69± Ac  
82.8 CSR2

Tract 1: Sec 12-82N-25W • Tract 2: Sec 7-82N-24W • Tract 3: Sec 7-82N-24W

LOCATED 3 MILES NORTH OF SLATER, IOWA

Seller: Betty Jean & Emil Gordon Grulke Estate

Auction Time & Location:

**WEDNESDAY  
JAN 10, 10AM**

Huxley Communications  
Event Room

400 S. Main Ave., Huxley IA 50124

OFFERED AS 3 TRACTS

**81 CSR2**

on Average 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 and Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 235.63 +/- acre tract of farmland for sale in Iowa.

This property has great investment potential. The property is composed of three tracts of land totaling 235.63+/- acres

#### Highlights:

- Investment Potential
- Good Laying Farmland
- Great Location
- Great CSR2

#### Location of Auction:

Huxley Communications Event Room  
400 S Main Ave  
Huxley IA 50124

**Date of Auction:** Wednesday, January 10, 2024  
at 10:00 AM

#### Directions to the farm:

Tract 1: From Slater head North on 500th Ave for 3.6 miles. The farm will be located on the West side of the road.

Tract 2: From Slater head North on 500th Ave for 3.5 miles. The farm will be located on the East side of the road.

Tract 3: From Slater head North on 500th Ave for 3.1 miles. The farm will be located on the East side of the road.

#### Location of Land:

Tract 1,2, 3: Located 3 miles North of Slater, Iowa

#### Legal Description:

Tract 1: Sec 12-82N-25W Parcel ID (88225121300001, 88225121400003, 88225124200001, 88225124100002)

Tract 2: Sec 7-82N-24W Parcel ID (13-07-100-320, 13-07-300-105)

Tract 3: Sec 7-82N-24W Parcel ID (13-07-300-310)

#### Selling Multiplier: 235.63+/- acres

Tract 1: 154.76+/- acres

Tract 2: 44.18+/- acres

Tract 3: 36.69+/- acres

#### Taxable Acres: 229.74+/- acres

Tract 1: 154.76+/- acres

Tract 2: 43.03+/- acres

Tract 3: 31.95+/- acres

#### Taxes: \$8,844.00

Tract 1: \$5,962.00 Estimated

Tract 2: \$1,598.00 Estimated

Tract 3: \$1,284.00 Estimated

#### Tillable Acres: 229.87+/- acres (Surety Maps)

Tract 1: 154.85+/- acres

Tract 2: 43.22+/- acres

Tract 3: 31.8+/- acres

#### CSR2: 81 (Average) Tillable

Tract 1: 83.6 CSR2 Tillable

Tract 2: 76.6 CSR2 Tillable

Tract 3: 82.8 CSR2 Tillable

#### Zoning: A-1 Ag

#### Farm Tenancy:

Farm Tenancy is open for 2024 for all three tracts.

**Description:** Sec 12-82N-25W (Tract 1), Sec 7-82N-24W (Tract 2), Sec 7-82N-24W (Tract 3)

**FSA Number:** #6527(Tract 1 and 2), #6526 (Tract 3)

**FSA Tract Number:** #3040 (Tract 1), #3028 (Tract 2), #3029 (Tract 3)

**FSA Farmland Acres:** 157.95+/- (Tract 1), 89.92+/- (Tract 2), 74.98+/- (Tract 3)

**FSA Cropland Acres:** 157.95+/- (Tract 1), 89.92+/- (Tract 2), 73.27+/- (Tract 3)

#### HEL & WETLANDS: NHEL

**Total Base Acres:** 157.95+/- (Tract 1), 89.92+/- (Tract 2), 73.26+/- (Tract 3)

**Corn Base:** 113.21 (Tract 1), 64.46 (Tract 2), 54.94 (Tract 3)

**PLC Yield:** 174 (Tract 1), 174 (Tract 2), 162 (Tract 3),

**Bean Base:** 44.74 (Tract 1), 25.46 (Tract 2), 18.32 (Tract 3)

**PLC Yield:** 49 (Tract 1), 49 (Tract 2), 49 (Tract 3),

## AUCTION INFORMATION

### Auction Time & Location:

**WEDNESDAY**  
**JANUARY 10, 2024, 10AM**

**Huxley Communications Event Room**

400 S Main Avenue Huxley, IA 50124

**235.63 AC±**

**OFFERED AS  
3 TRACTS**  
**81 CSR2**  
ON AVERAGE  
TILLABLE ACRES

#### TERMS & CONDITIONS

**Auction Sales Method:** The real estate will be offered as 3 tract(s) of land, utilizing high bidders choice method.

**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, 2024, 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):** Betty Jean & Emil Gordon Grulke Estate



# TRACT 1: 154.76+/- ACRES

**State:** Iowa

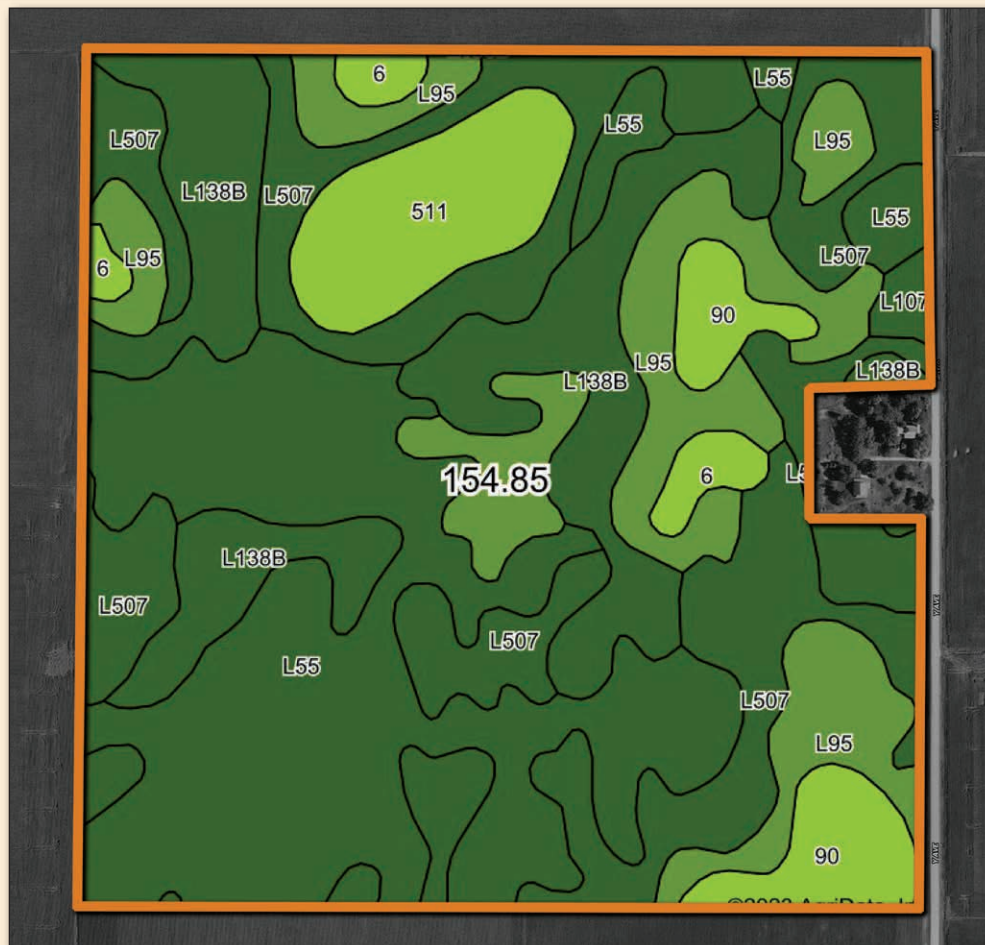
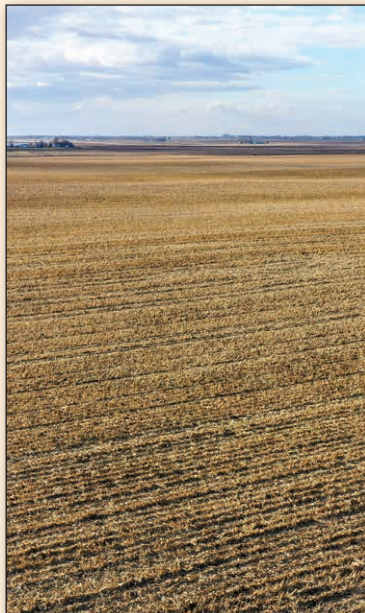
**County:** Boone

**Location:** 12-82N-25W

**Tillable Acres:** ±154.85

**FSA Number:** #6527

**FSA Tract Number:** #3040



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L55	Nicollet loam, 1 to 3 percent slopes	49.77	32.1		le	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	37.64	24.3		llw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.08	16.2		lle	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	22.88	14.8		llw	75
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	8.72	5.6		lllw	66
90	Okoboji mucky silt loam, 0 to 1 percent slopes	6.74	4.4		lllw	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.08	2.0		lllw	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.94	0.6		llw	88
Weighted Average						83.6

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# TRACT 2: 44.18+/- ACRES

**State:** Iowa  
**County:** Story  
**Location:** 7-82N-24W  
**Tillable Acres:** ±43.22

**FSA Number:** #6527  
**FSA Tract Number:** #3028



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	10.62	24.6		IIw	75
90	Okoboji mucky silt loam, 0 to 1 percent slopes	9.11	21.1		IIIw	56
L55	Nicollet loam, 1 to 3 percent slopes	7.21	16.7		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.12	14.2		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.22	9.8		IIw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.36	5.5		IIIw	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.08	4.8		IIle	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.50	3.5		IIw	88
<b>Weighted Average</b>						<b>76.6</b>

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# TRACT 3: 36.69+/- ACRES

**State:** Iowa  
**County:** Story  
**Location:** 7-82N-24W  
**Tillable Acres:** ±31.8

**FSA Number:** #6526  
**FSA Tract Number:** #3029



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.40	29.6		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.34	19.9		Ilw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.11	16.1		Ilw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.30	10.4		Illw	59
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.26	10.3		Ilw	75
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.81	8.8		Ile	83
L55	Nicollet loam, 1 to 3 percent slopes	1.18	3.7		Ie	91
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.40	1.3		Illw	56

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**Weighted Average 82.8**

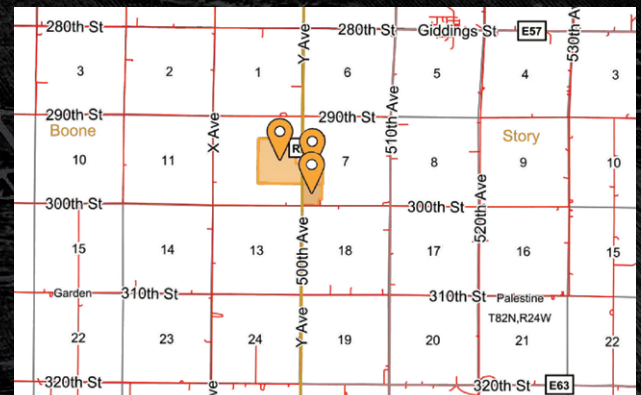


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101 US 69, Huxley, Iowa 50124

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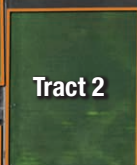
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Tract 2



Tract 3

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**JANUARY**

**10**

10:00 AM

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