

WHITAKER MARKETING GROUP

LAND FOR SALE

BUCHANAN COUNTY, IOWA

\$1,212,600.00

86 AC±
84.8 CSR2*

*Tillable Acres

INVESTMENT OPPORTUNITY



**DAVID & ANN
WHITAKER**

Auctioneers/Real Estate Agents
Whitaker Marketing Group

515.996.5263

**MORE INFORMATION AT
IOWALANDGUY.COM**



86 AC±

\$1,212,600.00 (\$14,100/AC)

LISTING TERMS AND CONDITIONS

L03-24

Buchanan County, Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 86+/- acre tract of farmland for sale in Iowa, located in Buchanan County.

This property has great CSR and a highly productive soils. The property is composed of one tract of land totaling 86 acres, more or less, in Sec 35-88N-9W.

Highlights:

- Great CSR
- Income Producing
- Highly Productive Soils

Location of Land: Located 2.5 miles Northwest of Rowley, Iowa.

Directions to the Farm: From Rowley, Iowa head West 1.2 miles on 290th St. (D47). Turn right (North) on King Ave. and drive 1.3 miles, the farmland will be on the right side (East side) of the road.

Legal Description: Sec 35-88N-9W
(County Parcel IDs: 1035100003, 1035300001 & 1035300003)

Taxable Acres: 83

Taxes: \$3,280.00 Estimated

Tillable Acres: 82.85 (Surety Maps)

CSR2: 84.8 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for the 2024 crop season. Rent payment credit will be prorated to the date of closing.

Rate of Return Potential: 2.5%-2.75%

Tile: Older pattern tile with primarily clay tile.

FSA Number: #7524

FSA Tract Number: #823

FSA Farmland Acres: 84.24+/-

FSA Cropland Acres: 82.85+/-

HEL & WETLANDS: NHEL

Total Base Acres: 81.95

Corn Base: 81.95 **PLC Yield:** 163

TERMS & CONDITIONS

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 prorated to the day of closing.

Contract and Title: Immediately upon the acceptance of the offer, the successful buyer(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 offers.

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.

Possession: Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease for 2024. Open farming rights for 2025.

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, buyers 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 offers.

Seller(s): Summit Ag Fund III LLP

MORE INFORMATION AT
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SOIL MAP



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	34.32	42.6		Ilw	87
83B	Kenyon loam, 2 to 5 percent slopes	29.91	37.2		Ile	90
407B	Schley loam, 1 to 4 percent slopes	5.54	6.9		Ilw	81
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	4.53	5.6		Ilw	70
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	2.93	3.6		Ive	33
399	Readlyn silt loam, 1 to 3 percent slopes	2.84	3.5		Iw	91
408B	Olin sandy loam, 2 to 5 percent slopes	0.43	0.5		Ile	64

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*On Tillable Acres

Weighted Average **84.8***

State: Iowa

County: Buchanan

Location: 35-88N-9W

Acres: ±82.85



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

WHITAKER MARKETING GROUP

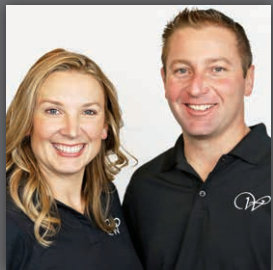
101 US 69, Huxley, Iowa 50124

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