

**WHITAKER MARKETING GROUP**

# ONLINE AUCTION HUNTING GROUND BOONE COUNTY, IA

**31.42 AC±**

**MARCH**

**12**

**10:00 AM**



**DAVID & ANN  
WHITAKER**

Auctioneers/Real Estate Agents  
Whitaker Marketing Group

**515.996.5263**

**MORE INFO & ONLINE BIDDING AT  
IOWALANDGUY.COM**





# AUCTION INFORMATION AND TERMS AND CONDITIONS

A07-24

## Boone County, Iowa Hunting/Recreational Land For Sale

Bidding Begins to Close  
Tuesday, March 12, 2024  
10:00 AM (CT)

Whitaker Marketing Group is honored to present this 31.42 +/- acre property for sale in Iowa, located in Boone County.

Introducing a hunter's dream in the heart of Iowa's esteemed deer hunting country: prime hunting ground, tailor-made for avid hunters of deer, turkey, and other wildlife. This prime hunting ground offers not only the perfect setting for game but also great food plot possibilities. This is a nature lover's paradise and a canvas on which countless hunting stories await. 31.42 acres, more or less, in Sec 33-85N-27W.

### Highlights:

- Natural Habitats: Dense woodlands with clearings; ideal for deer & turkey.
- Water Sources: Property has its own watering hole and is adjacent to the Des Moines River, a magnet for diverse wildlife.
- Accessibility: Easy access paths for both foot and ATVs.
- Privacy: Secluded setting, shielded from city disturbances.
- Terrain: Hills and draws

**Location of Land:** Located 2.8 miles Southeast of Pilot Mound, IA.

**Directions to the Farm:** From Pilot Mound, IA head east out of town on 2nd St. to I Ave. Turn right (South) onto I Ave. and drive for 2.5 miles. The property will be located on the left (East) side of the road.

**Location of Auction:** Online Only Auction

**Legal Description:** 33-85N-27W (Parcel IDs: 88527334100001, 88527334200005, 88527333100005)

**Selling Multiplier:** 31.42

**Taxable Acres:** 6.85

**Taxes:** \$168 Estimated

**Tillable Acres:** 3.22 (Surety Maps)

**CSR2:** 84 on Tillable Acres

**Zoning:** A-1 Ag (Agriculture Conservation)

### Why This Land is Perfect for Deer Hunters:

- Active Deer Trails: Evident deer trails and signs of deer activity.
- Natural Food Sources: Abundant vegetation catering to deer.
- High Deer Population: Boone County's reputation for dense deer populations promises rich hunting experiences.
- Optimal Spots for Deer Stands & Blinds: Multiple locations for setting up your stand or blind.

### Additional Potential:

- Land Appreciation: With its unique features and prime location, expect a notable appreciation in land value over time.
- Diverse Wildlife: Beyond deer, enjoy sightings of turkeys, squirrels, and other game.
- Recreational Activities: Ideal for camping, hiking, mushroom hunting, and indulging in the beauty of nature.

### Unique Selling Points:

- Here's your chance to own an unparalleled hunting estate in Boone County, enriched by the neighboring river and wilderness area. Whether you're an avid hunter or someone seeking solace in nature's lap, this property promises to fulfill your aspirations.

## TERMS & CONDITIONS

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

### Buyer's Premium: 5% Buyer's Premium

(There will be an additional 5% fee added to the hammer price paid by the buyer.)

**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:** A portion of the land will not be conveyed with mineral rights 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 April 26th, 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 commercial 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. All bids will be on a whole dollar amount basis. 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 Submission:** 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):** Justin Shill

\*This is a soft close auction- bids received within 5 minutes of close will extend the bidding time.

MORE INFO & ONLINE BIDDING AT  
**IOWALANDGUY.COM**







**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

BOONE COUNTY, IOWA

## ONLINE AUCTION

### 31.42 AC± HUNTING GROUND

Online Auction Date:

**TUESDAY**

**MARCH 12, 2024 • 10:00 AM**

**NATURAL HABITATS:** Dense woodlands with clearings; ideal for deer & turkey.



**DAVID & ANN  
WHITAKER**

Auctioneers/Real Estate Agents  
Whitaker Marketing Group

**515.996.5263**



MORE INFO & ONLINE BIDDING AT  
**IOWALANDGUY.COM**

