

CARROLL COUNTY, IOWA

SEALED
BID

LAND AUCTION

BIDS DUE: TUESDAY, JUNE 11, 2024 @ 5 PM



SMART MOVES
IowaRealty
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Iowa's Largest

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Real Estate Agent
712.210.3020



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions. We specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124

Carroll County, Iowa

Investment Farmland Sealed Bid Auction:

Bids Due By: Tuesday, June 11th, 2024 at 5:00 pm

Whitaker Marketing Group and Smart Moves Iowa Realty is honored to present this 157.2+/- acres tracts of farmland for sale in Iowa, located in Carroll County.

This property has great CSR and a great location. The property is composed of two tracts of land totaling 157.2 acres, more or less, in Sec 29-84N-34W.

Highlights:

- Great Location
- Potential Development
- Next to Golf Course

Directions to the Farms:

Tract 1: Turn South onto Golfers land from Hwy 30. Tract 1 is located on the West side of the road.

Tract 2: Turn South onto Golfers land from Hwy 30. Tract 2 is located on the East side of the road.

Location of Land:

Tract 1: Located on the East side of Carroll just south of Hwy 30.

Tract 2: Located on the East side of Carroll just south of Hwy 30.

Location of the Auction:

Sealed Bid Auction due by 5 PM CST on June 11th, 2024. The bidding packet is available on our website or call our office and we can mail you a bidding packet.

Legal Description:

Tract 1: 29-84N-34W, Parcel ID (07-29-100-014, 07-29-100-021, 07-29-300-023, 07-29-300-010, 07-29-100-024)

Tract 2: 29-84N-34W, Parcel ID (07-29-100-014, 07-29-100-021, 07-29-300-023, 07-29-200-007, 07-29-200-008)

Acres: 157.2 (Total)

Tract 1: 74.94 +/- acres; estimated

Tract 2: 82.26 +/- acres; estimated

Taxable Acres: 157.2 (Total)

Taxes: \$4,688.65 Estimated (Total)

Tillable Acres: 134.62 (Total)

Tract 1: 63.58 +/- acres; estimated

Tract 2: 71.04 +/- acres; estimated

CSR2: 81.5 (Average)

Tract 1: 77.4 CSR2 (On Tillable Acres)

Tract 2: 85.6 CSR2 (On Tillable Acres)

Zoning: A-1 Ag

Farm Tenancy: The farm is presently leased for the 2024 crop season, with all associated payments retained by the Seller.

FSA Number: #9690

FSA Tract Number: #7904 (Tract 1), #2111 (Tract 2), #2110 (Tract 1 and 2)

FSA Farmland Acres: 149.22 +/- acres

FSA Cropland Acres: 148.42 +/- acres

HEL & WETLANDS: NHEL

Total Base Acres: 123.8

Corn Base: 62.5 **PLC Yield:** 140

Beans Base: 61.3 **PLC Yield:** 39

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 2 tract(s) of land. Bids are to be submitted in whole amount (Not by the acre).

Sealed Bids: Written bids will be received at the office of Whitaker Marketing Group, on or before June 11th, 2024 at 5 PM CST, and all bidders will be notified of receipt and sellers will be given one day to review offers and make their decision. No other bidding round will be performed. This is a one-chance sealed bid.

Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to info@wmgauction.com. Bid forms are available at IowaLandGuy.com

Bids should be for the total price, not per acre.

Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Upon the conclusion of the bidding, the chosen 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 July 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.

Agency: Whitaker Marketing Group and Smart Moves Iowa Realty stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Bidder acknowledges that they are representing themselves in completing the auction sales transaction.

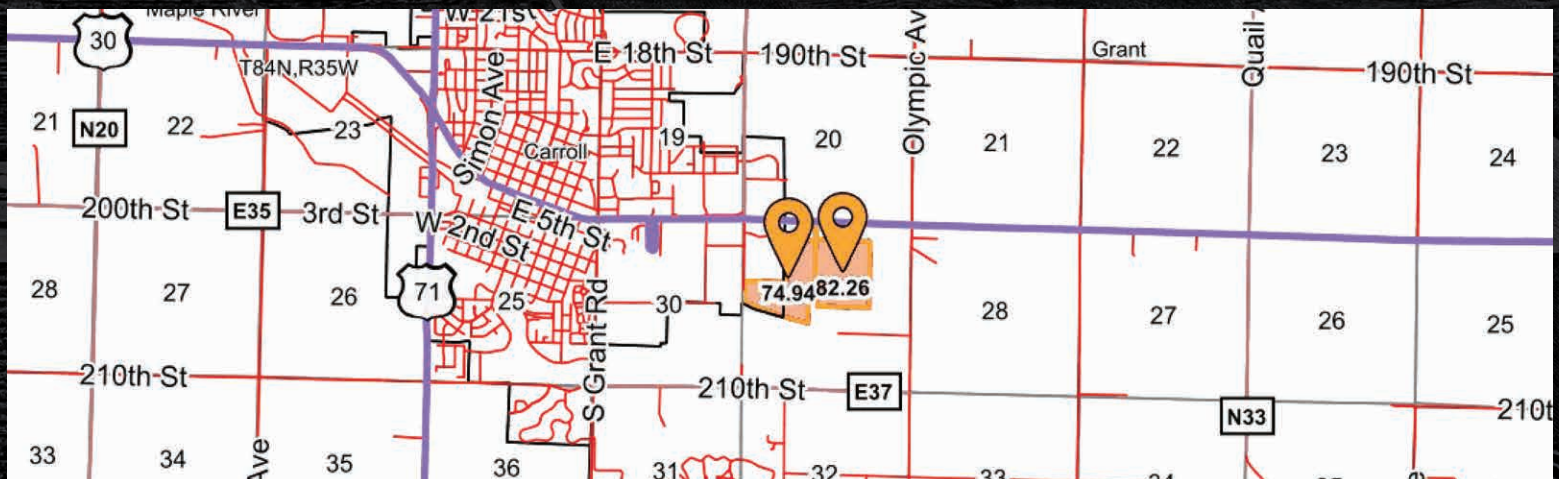
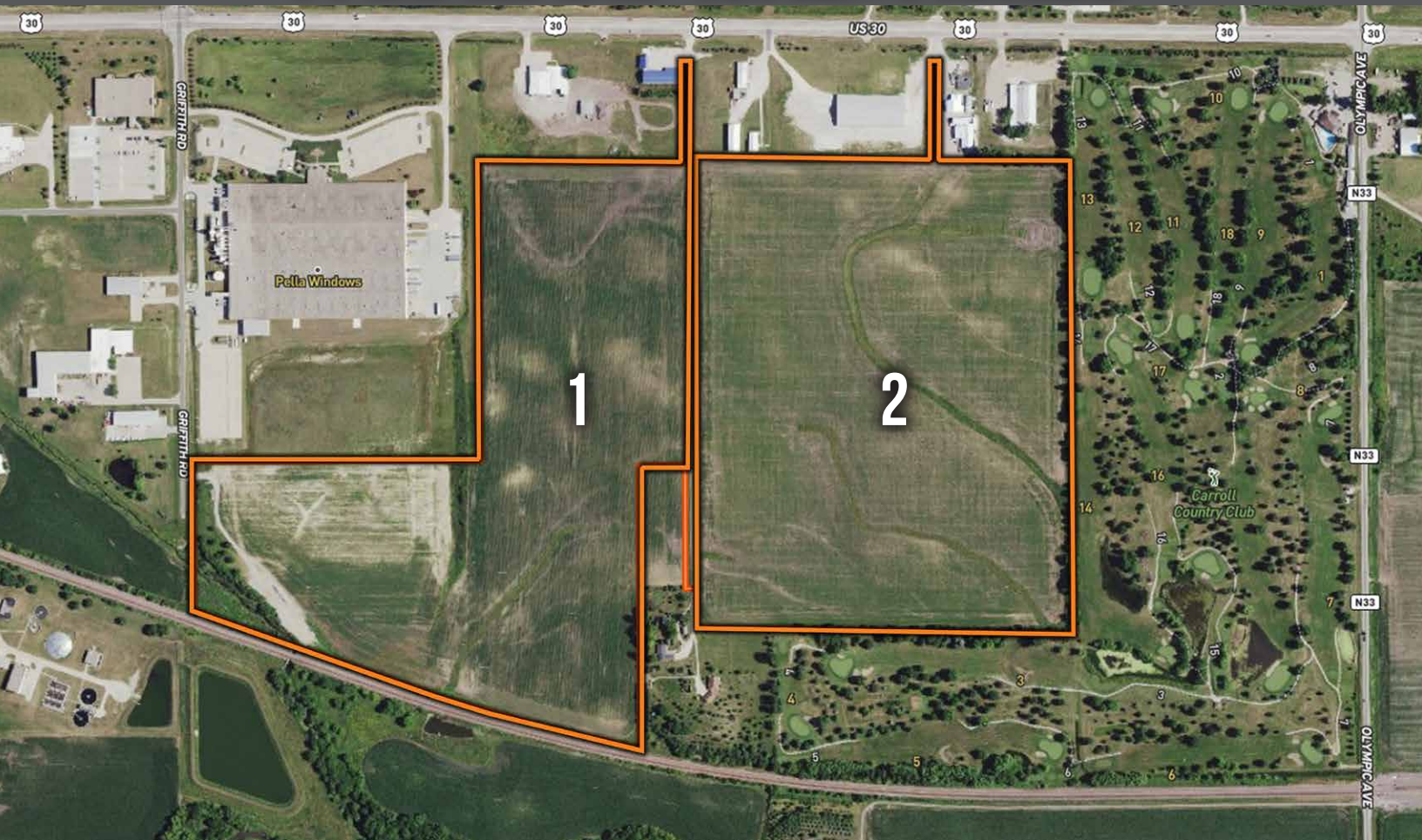
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. 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 or notices made on auction day by the auctioneer and/or auction company 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 if choosing to submit your offer online. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online 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/offer 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.

BBC: Please call if you are representing a buyer.

Seller(s): Brian Wendt

FARMLAND 157.2± ACRES



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TRACT 1: 74.94± ACRES

77.4 CSR2 (Tillable)



TRACT 1: SOIL MAP

State: Iowa
County: Carroll
Location: 29-84N-34W
Acres: ±74.94



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.86	23.8		Ile	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	13.45	17.9		Ilw	76
L55	Nicollet loam, 1 to 3 percent slopes	11.59	15.5		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.68	11.6		Ille	83
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	7.52	10.0		Ilw	88
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	6.26	8.4		IVe	41
28C2	Dickman sandy loam, 5 to 9 percent slopes, moderately eroded	2.75	3.7		IVe	17
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.52	3.4		Ille	64
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.34	3.1		Ilw	70
27C	Terril loam, 5 to 9 percent slopes	1.75	2.3		Ille	82
W	Water	0.22	0.3			0
Weighted Average						77.4

TRACT 2: 82.26± ACRES

85.6 CSR2 (Tillable)



TRACT 2: SOIL MAP

State: Iowa
County: Carroll
Location: 29-84N-34W
Acres: ±82.26



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L55	Nicollet loam, 1 to 3 percent slopes	28.64	34.8		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	24.10	29.3		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.20	17.3		IIw	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.55	8.0		IIIe	52
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.45	7.8		IIIe	83
27C	Terril loam, 5 to 9 percent slopes	2.00	2.4		IIIe	82
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.32	0.4		IIw	76
Weighted Average						85.6



INDUSTRY INVESTMENT



TRACT 1: 74.94± ACRES
77.4 CSR2 (Tillable)

HOUSING DEVELOPMENT



TRACT 2: 82.26± ACRES
85.6 CSR2 (Tillable)

INVESTMENT QUESTIONS AND ANSWERS

Is it possible to build a house on the land being sold?

Yes, it is possible to build a house on the land. However, there is a requirement that the property must have a minimum of 5 acres of land to be eligible for construction.

What is the zoning for this land?

The zoning for this land is A2 zoning.

Can I build two houses on this land?

Yes, you can build two houses on this land. However, it's important to note that each house must still comply with the minimum requirement of 5 acres of land for construction.

Can I build a residential development?

Yes, you can build a residential development. It will adhere to the current city advice, which designates the area for low-density residential use in the future land use plan.

Is there any incentive if I develop?

There may be incentives available, contingent upon your specific plans. For further information on potential incentives, please contact Perry at the Planning and Zoning Department. You can reach him at 712-792-1000.

Is there any Tax Increment Financing (TIF) money available?

The availability of Tax Increment Financing (TIF) money is currently unknown. For inquiries regarding TIF availability, please contact the appropriate authorities or governmental offices for further information.

Does the city want to spur and encourage development?

Yes, the city aims to stimulate and encourage development.

Would the city allow multifamily housing?

Yes, the city would allow for multifamily housing.

Would the city allow for commercial development?

Yes, the city would allow commercial development. However, it will require a change in the future land use plan, which will need to be voted in.

Is there road access from the Department of Transportation (DOT)?

Yes, there is road access from Golfers Lane.

Is there city water and sewer close by?

Yes, city water and sewer are available and located at the beginning of Golfers Lane.

Will the city assist with infrastructure?

Possibly, depending on the project.

Can we get the zoning changed to I2?

Yes, you can request a change to I2 zoning, as long as it doesn't result in creating a zoning island.

Are there any prohibited uses?

Yes, Tract 1 cannot have a competing business that would conflict with Pella Windows.

Can you still use this land for farming?

Yes, it can still be used for farming.

Is this considered county or city limits?

The property comprises both county and city limits. A small area on Tract One falls within the city limits, while the remainder is within the county. It's important to note that the county has a 28E agreement with the city, designating the city as the governing body.

Would the city annex it into the city limits?

Yes, if necessary, the city would annex it into the city limits.

MORE INFO & BID FORM ONLINE AT
IOWALANDGUY.COM



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SEALED BID FARMLAND AUCTION

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157.2 AC± • OFFERED AS 2 TRACTS

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SEALED BID LAND AUCTION

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(515) 996-LAND (5263)
IOWALANDGUY.COM

FARMLAND



Highlights:

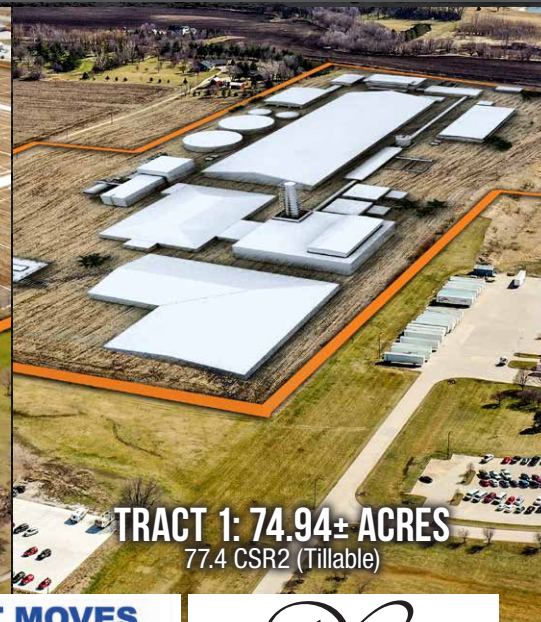
- Great Location
- Potential Development
- Next to Golf Course

HOUSING DEVELOPMENT



TRACT 2: 82.26± ACRES
85.6 CSR2 (Tillable)

INDUSTRY INVESTMENT



TRACT 1: 74.94± ACRES
77.4 CSR2 (Tillable)



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