

WRIGHT COUNTY, IOWA

LAND AUCTION

LIVE & ONLINE BIDDING

TRACT 1:
160 +/- ACRES
85.20 CSR2 on Tillable Acres
Sec 29-90N-26W

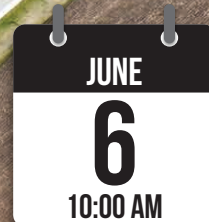
TRACT 2:
100 +/- ACRES
85.80 CSR2 on Tillable Acres
Sec 28-90N-26W

260 +/- ACRES
OFFERED AS 2 TRACTS



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

Wright County, Iowa

Farmland Auction:

Thursday, June 6th, 2024 at 10:00 am

Whitaker Marketing Group is honored to present this 260 +/- acre tracts of farmland for sale in Iowa.

These properties have great investment potential. The properties are composed of two tracts of land totaling 260+/- acres, more or less.

Highlights:

- Investment Potential
- Good Laying Farmland
- Great CSR
- Drain Tile on Farms

Directions to the Farms:

Tract 1: From Webster City, head West on US-20 W for 3.9 miles. Take exit 136 for IA-17 N toward Eagle Grv/Stratford for 0.4 miles. Then turn right on to IA-17 N for 1.9 miles. Turn right to stay on IA-17 N for 6.9 miles. Then turn left onto 330th St for 1.3 miles. The farm will be located on the North side of the road.

Tract 2: From Webster City, head West on US-20 W for 3.9 miles. Take exit 136 for IA-17 N toward Eagle Grv/Stratford for 0.4 miles. Then turn right on to IA-17 N for 1.9 miles. Turn right to stay on IA-17 N for 7.6 miles. The farm will be located on the West side of the road.

Location of Land:

Tract 1: Located 14.4 miles North of Webster City, Iowa.

Tract 2: Located 13.7 miles North of Webster City, Iowa.

Location of the Auction:

TBD

Legal Description:

Tract 1: Sec 29-90N-26W

Parcel ID (1329400001,1329400002,1329400003,1329400004)

Tract 2: Sec 28-90N-26W

Parcel ID (1328200004,1328400001,1328400002)

Selling Multiplier: 260+/- acres (Total)

Tract 1: 160 +/- acres

Tract 2: 100 +/- acres

Taxable Acres: 254.5+/- (Total)

Tract 1: 156 +/- acres

Tract 2: 98.5 +/- acres

Taxes: \$8,834.00 (Total)

Tract 1: \$5,420.00 (Estimated)

Tract 2: \$3,414.00 (Estimated)

Tillable Acres: 253.42 +/- (Total)

Tract 1: 155.01 +/- acres; estimated

Tract 2: 98.41 +/- acres; estimated

CSR2: 85.50 (Average) Tillable

Tract 1: 85.20 CSR2 (On Tillable Acres)

Tract 2: 85.80 CSR2 (On Tillable Acres)

Storage: There are 2 grain bins (40' x 21' and 21' x 18') on Tract 1 that can hold 25,400 bushels.

Zoning: A-1 Ag

Farm Tenancy: Tract 1,2: The buyer is to assume and reimburse the crop share for 2024. (\$18,600)

FSA Number: #1435

FSA Tract Number: #1938 (Tract 1), #1951 (Tract 2)

FSA Farmland Acres:

Tract 1: 155.49 +/- acres; estimated

Tract 2: 98.41 +/- acres; estimated

FSA Cropland Acres:

Tract 1: 155.01 +/- acres; estimated

Tract 2: 98.41 +/- acres; estimated

HEL & WETLANDS: NHEL**Total Base Acres:**

Tract 1: 155 +/- acres

Tract 2: 98.40 +/- acres

Corn Base: 77.50 (Tract 1), 49.30 (Tract 2)

Beans Base: 77.50 (Tract 1), 49.10 (Tract 2)

PLC Yield: 161

PLC Yield: 42

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 2 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 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 July 22nd, 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.

BBC: Call for Details.

Seller(s): Vilter Estate



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



TRACT 1: TILLABLE SOIL MAP

State: Iowa
County: Wright
Location: 29-90N-26W
Acres: ±155.01



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	86.03	55.5		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	59.96	38.7		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	8.17	5.3		Iw	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.85	0.5		IIIw	59
Weighted Average						85.2

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TRACT 2: TILLABLE SOIL MAP

State: Iowa
County: Wright
Location: 28-90N-26W
Acres: ±98.41



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	58.74	59.7		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	25.08	25.5		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	13.95	14.2		Iw	89
95	Harps clay loam, 0 to 2 percent slopes	0.53	0.5		IIw	72
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.11	0.1		IIIw	59
Weighted Average						85.8

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WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING FARMLAND AUCTION

WRIGHT COUNTY, IOWA
260 AC± • 85.5 CSR2 ON AVERAGE
TILLABLE ACRES

Auction Time & Location:
THURSDAY, JUNE 6, 10 AM
TBD



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Iowa

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