

PALO ALTO COUNTY, IOWA

# FARMLAND FOR SALE

Income from Farmland  
and Cell Phone Tower

151.22± ACRES  
79.6 CSR2 on Tillable Acres

**\$1,890,250**



**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



# LISTING INFORMATION AND TERMS AND CONDITIONS

L10-24

## Iowa Farmland for Sale in Palo Alto County

Whitaker Marketing Group is honored to present this 151.22+/- acre tract of farmland for sale in Palo Alto County, Iowa.

This property offers multiple income streams, including productive Farmland and a Cell Phone Tower. The property is composed of one tract of land totaling 151.22+/- acres, more or less, in Sec 21-96N-34W.

### Highlights:

- Income from Farmland and Cell Phone Tower
- On Pavement
- Barns for Equipment Storage

### Location of the Land:

Located 1.4 miles East of Ruthven, Iowa.

### Directions to the Farms:

From Ruthven, head East on US-18 E for 1.3 miles. The farm will be on the right (South) side of the road.

### Legal Description:

Sec 21-96N-34W. (Parcel ID's: 200021002010, 2000210002020, 200021002021, 200021002030, 200021002040)

**Taxable Acres:** 151.22

**Taxes:** \$4,260 Estimated

**Tillable Acres:** 148.81 (Surety Maps)

**CSR2:** 79.6 on Tillable Acres

### Agricultural Buildings:

Steel Utility Building: 44ft x 90ft, Built-in 1979

Steel Utility Building: 30ft x 63ft, Built-in 1975

**Cell Phone Tower Income:** \$5,808 Estimated

**Cell Phone Tower Contract:** The Cell Phone Tower is operated by US Cellular and began operations in July 2015. The lease will automatically renew for up to five additional five-year terms, unless the tenant provides written notice to the landlord at least 60 days prior to the expiration of the current term, indicating their intention to terminate the lease. All provisions of the lease will remain unchanged during these renewal periods.

**Zoning:** A-1 Ag

**Farm Tenancy:** The farm is currently rented for 2024.

**Description:** Sec 21-96-34W

**FSA Tract Number:** #7522

**FSA Tract Number:** #6729

**FSA Farmland Acres:** 152.53+/- acres

**FSA Cropland Acres:** 149.31+/- acres

**HEL & WETLANDS:** HEL

**Total Base Acres:** 125.89

**Corn Base:** 111.11

**PLC Yield:** 133

**Bean Base:** 14.78

**PLC Yield:** 52

## 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 pro-rated to the day of closing.

**Contract and Title:** The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids. Subject to the first right of refusal.

**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.

**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction.

**Notice:** All information contained in this brochure has been obtained 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/offers.

**Seller(s):** Summit Ag Fund

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MORE INFORMATION AT  
**IOWALANDGUY.COM**



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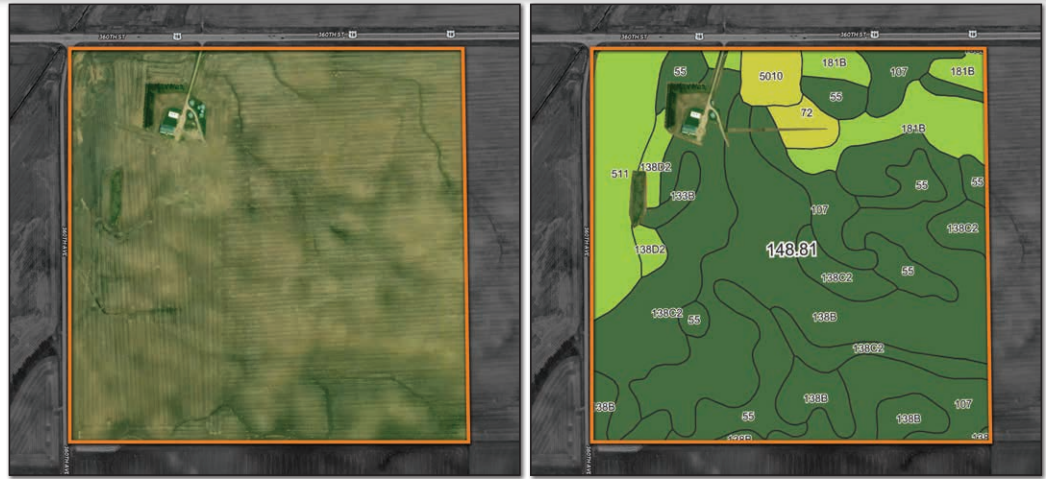


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# TILLABLE SOIL MAP

**State:** Iowa  
**County:** Palo Alto  
**Location:** 21-96N-34W  
**Acres:** ±148.81



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
138B	Clarion loam, 2 to 6 percent slopes	49.71	33.4		Ile	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	26.30	17.7		IIle	83
107	Webster clay loam, 0 to 2 percent slopes	19.35	13.0		IIw	86
55	Nicollet clay loam, 1 to 3 percent slopes	18.43	12.4		Iw	89
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	13.18	8.9		IIIw	66
181B	Clarion-Estherville complex, 2 to 6 percent slopes	11.62	7.8		Ile	63
5010	Pits, Sand, and Gravel	3.43	2.3			0
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.68	1.8		IIle	54
172	Estherville loam, 0 to 2 percent slopes	2.40	1.6		IIIs	23
133B	Colo silty clay loam, 2 to 4 percent slopes	1.71	1.1		IIw	80
Weighted Average						79.6

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101 US 69, Huxley, Iowa 50124

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