

FAYETTE COUNTY, IOWA

# LAND AUCTION

5 TRACTS • 278± ACRES • 82.78 CSR2 TILLABLE ACRES

SEPTEMBER

10

11:00 AM

TRACT 1: 89± ACRES  
86 CSR2 TILLABLE ACRES  
Sec 33-94N-9W



WHITAKER MARKETING GROUP  
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER  
Auctioneers/Real Estate Agents  
515.996.5263

TRACT 2: 72± ACRES  
88.2 CSR2 TILLABLE ACRES  
Sec 4-93N-9W

TRACT 3: 40± ACRES  
88.2 CSR2 TILLABLE ACRES  
Sec 34-94N-9W

TRACT 4: 40± ACRES  
86.5 CSR2 TILLABLE ACRES  
Sec 34-94N-9W

TRACT 5: 37± ACRES  
65 CSR2 TILLABLE ACRES  
Sec 3-93N-9W



# AUCTION INFORMATION AND TERMS AND CONDITIONS

A21-24

## Fayette County Iowa Farmland Auction: September 10th, 2024 at 11:00 am

Whitaker Marketing Group proudly presents this 278+/- acre tract of farmland for sale in Iowa.

This property offers excellent investment potential, comprising five tracts totaling 278+/- acres. (Selling to the highest bidder's choice)

### Highlights:

- Investment Potential
- Good Laying Farmland
- Great CSR

### Location of the Auction:

Hawkeye Community Hall  
102 E Main St, Hawkeye, IA 52147

### Directions to the Farms:

Tract 1: From Hawkeye, head South on R Ave for 2.1 miles. Then turn left onto 190th St for 1.3 miles. The farm will be located on the North side of the road.

Tract 2: From Hawkeye, head South on R Ave for 2.1 miles. Then turn left onto 190th St for 1.3 miles. The farm will be located on the South side of the road.

Tract 3: From Hawkeye, head East on 210th St for 2.3 miles. Then turn right onto P Ave for 1.4 miles. The farm will be located on the East side of the road.

Tract 4: From Hawkeye, head South on R Ave for 2.1 miles. Then turn left onto 190th St for 2.2 miles. The farm will be located on the North side of the road.

Tract 5: From Hawkeye, head South on R Ave for 2.1 miles. Then turn left onto 190th St for 2 miles. Turn right onto P Ave for 0.4 miles. The farm will be located on the East side of the road.

### Location of Land:

Tract 1: Located 2.5 miles Southeast of Hawkeye, Iowa

Tract 2: Located 2.8 miles Southeast of Hawkeye, Iowa

Tract 3: Located 2.8 miles Southeast of Hawkeye, Iowa

Tract 4: Located 3.2 miles Southeast of Hawkeye, Iowa

Tract 5: Located 3.5 miles Southeast of Hawkeye, Iowa

### Legal Description:

Tract 1: Sec 33-94N-9W Parcel ID (0633300010

House and 6 acres have been separated off)

Tract 2: Sec 4-93N-9W Parcel ID (1004100006)

Tract 3: Sec 34-94N-9W Parcel ID (0634100009)

Tract 4: Sec 34-94N-9W Parcel ID (0634300006)

Tract 5: Sec 3-93N-9W Parcel ID (10003100017)

### Selling Multiplier: 278+/- acres

Tract 1: 89+/- acres

Tract 2: 72+/- acres

Tract 3: 40+/- acres

Tract 4: 40+/- acres

Tract 5: 37+/- acres

### Taxes: \$10,770.30

Tract 1: \$3,700.30 Estimated

Tract 2: \$2,976.00 Estimated

Tract 3: \$1,494.00 Estimated

Tract 4: \$1,478.00 Estimated

Tract 5: \$1,122.00 Estimated

### Tillable Acres: 267.55+/- acres (Surety Maps)

Tract 1: 85.41+/- acres

Tract 2: 69.77+/- acres

Tract 3: 38.77+/- acres

Tract 4: 37.83 +/- acres

Tract 5: 35.77 +/- acres

### CSR2: 82.78 (Average) Tillable Acres

Tract 1: 86 CSR2 Tillable Acres

Tract 2: 88.2 CSR2 Tillable Acres

Tract 3: 88.2 CSR2 Tillable Acres

Tract 4: 86.5 CSR2 Tillable Acres

Tract 5: 65 CSR2 Tillable Acres

### Zoning: A-1 Ag

**Farm Tenancy:** Farm Tenancy is open for 2025 for all five tracts.

**FSA Number:** Tract 1: #8295, Tract 3: #8255, Tract 2,4,5: #8294

**FSA Tract Number:** Tract 1: #1206, Tract 2: #7036, Tract 3: #9769, Tract 4: #7039, Tract 5: #7034

**FSA Farmland Acres:** Tract 1: 94.75 +/-, Tract 2: 71.68 +/-, Tract 3: 38.74 +/-, Tract 4: 38.78 +/-, Tract 5: 35.77 +/-

**FSA Cropland Acres:** Tract 1: 91.53 +/-, Tract 2: 69.77 +/-, Tract 3: 38.74 +/-, Tract 4: 37.67 +/-, Tract 5: 35.77 +/-

### HEL & WETLANDS: NHEL

**Total Base Acres:** Tract 1: 91.45, Tract 2: 69.77, Tract 3: 38.74, Tract 4: 37.67, Tract 5: 35.77

**Corn Base:** Tract 1: 77.50, Tract 2: 59.07, Tract 3: 33.41, Tract 4: 32.02, Tract 5: 30.29  
**PLC Yield:** Tract 1: 127, Tract 2: 127, Tract 3: 127, Tract 4: 127, Tract 5: 127

**Soybean Base:** Tract 1: 13.95, Tract 2: 10.70, Tract 3: 5.33, Tract 4: 5.65, Tract 5: 5.48  
**PLC Yield:** Tract 1: 39, Tract 2: 39, Tract 3: 41, Tract 4: 39, Tract 5: 39

## TERMS & CONDITIONS

**Auction Sales Method:** The real estate will be offered as 5 tract(s) of land, utilizing high bidders choice method.

**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 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 October 25th, 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 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 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):** Jacqueline Revocable Trust

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



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**86 CSR2 TILLABLE ACRES**  
 Sec 33-94N-9W

**TRACT 2: 72± ACRES**  
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**TRACT 3: 40± ACRES**  
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 Sec 34-94N-9W

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**86.5 CSR2 TILLABLE ACRES**  
 Sec 34-94N-9W

**TRACT 5: 37± ACRES**  
**65 CSR2 TILLABLE ACRES**  
 Sec 3-93N-9W



## TRACT 1: SOIL MAP TILLABLE ACRES

**State:** Iowa  
**County:** Fayette  
**Location:** 33-94N-9W  
**Acres:** ±85.41



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
84	Clyde clay loam, 0 to 3 percent slopes	28.58	33.5		llw	88
83B	Kenyon loam, 2 to 5 percent slopes	24.87	29.1		lle	90
407B	Schley loam, 1 to 4 percent slopes	13.06	15.3		llw	81
171B	Bassett loam, 2 to 5 percent slopes	12.97	15.2		lle	85
198B	Floyd loam, 1 to 4 percent slopes	3.77	4.4		llw	89
782B	Donnan loam, 2 to 5 percent slopes	2.16	2.6		lle	43
*On Tillable Acres						86
Weighted Average						86



## TRACT 2: SOIL MAP TILLABLE ACRES

**State:** Iowa  
**County:** Fayette  
**Location:** 4-93N-9W  
**Acres:** ±69.77

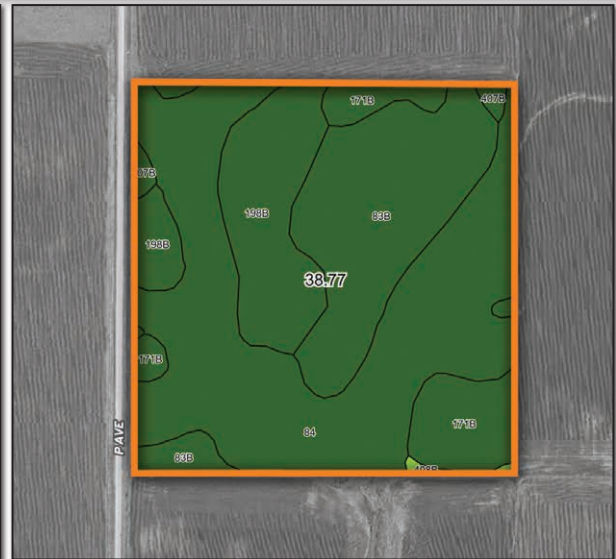


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
83B	Kenyon loam, 2 to 5 percent slopes	40.03	57.4		lle	90
84	Clyde clay loam, 0 to 3 percent slopes	22.88	32.8		llw	88
198B	Floyd loam, 1 to 4 percent slopes	4.55	6.5		llw	89
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.94	2.8		lls	59
221	Klossner muck, 1 to 4 percent slopes	0.27	0.4		lllw	48
408C	Olin sandy loam, 5 to 9 percent slopes	0.10	0.1		lle	59
*On Tillable Acres						<b>Weighted Average 88.2</b>

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## TRACT 3: SOIL MAP TILLABLE ACRES

**State:** Iowa  
**County:** Fayette  
**Location:** 34-94N-9W  
**Acres:** ±38.77



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
84	Clyde clay loam, 0 to 3 percent slopes	18.03	46.5		llw	88
83B	Kenyon loam, 2 to 5 percent slopes	9.73	25.1		lle	90
198B	Floyd loam, 1 to 4 percent slopes	6.60	17.0		llw	89
171B	Bassett loam, 2 to 5 percent slopes	3.82	9.9		lle	85
407B	Schley loam, 1 to 4 percent slopes	0.42	1.1		llw	81
408B	Olin sandy loam, 2 to 5 percent slopes	0.17	0.4		lle	64
*On Tillable Acres						<b>Weighted Average 88.2</b>

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## TRACT 4: SOIL MAP TILLABLE ACRES

**State:** Iowa  
**County:** Fayette  
**Location:** 34-94N-9W  
**Acres:** ±37.83



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
84	Clyde clay loam, 0 to 3 percent slopes	19.51	51.7		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	9.12	24.1		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	4.89	12.9		Ilw	89
408B	Olin sandy loam, 2 to 5 percent slopes	3.27	8.6		Ile	64
171B	Bassett loam, 2 to 5 percent slopes	1.04	2.7		Ile	85
*On Tillable Acres						<b>Weighted Average 86.5</b>

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## TRACT 5: SOIL MAP TILLABLE ACRES

**State:** Iowa  
**County:** Fayette  
**Location:** 3-93N-9W  
**Acres:** ±35.77



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.05	28.0		Ilw	87
177B	Saude loam, 2 to 5 percent slopes	9.83	27.5		Ils	55
83B	Kenyon loam, 2 to 5 percent slopes	5.42	15.2		Ile	90
177	Saude loam, 0 to 2 percent slopes	5.11	14.3		Ils	60
285B	Burkhardt sandy loam, 2 to 5 percent slopes	5.10	14.3		Ills	18
171B	Bassett loam, 2 to 5 percent slopes	0.26	0.7		Ile	85
*On Tillable Acres						<b>Weighted Average 65</b>

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# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

## LIVE & ONLINE BIDDING FARMLAND AUCTION

### FAYETTE COUNTY, IOWA

### 278 AC± • OFFERED AS 5 TRACTS

Auction Time & Location:

### TUESDAY, SEPTEMBER 10, 11 AM

Hawkeye Community Hall



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Auction Location:

**Hawkeye Community Hall**

102 E Main St, Hawkeye, IA 52147

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