

STORY COUNTY, IOWA



SEALED BID LAND AUCTION



35± ACRES
83.6 CSR2

SEPTEMBER
9
5:00 PM

CENTURY 21
Signature Real Estate

TAMI HICKS
Century 21 Real Estate/Broker
515.290.4067



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Story County, Iowa

Investment Farmland Sealed Bid Auction:

Bids Due By: Monday, Sept 9th, 2024 at 5:00 pm

Whitaker Marketing Group is pleased to collaborate with Tami Hicks from Century 21 to offer this 35+/- acre tract of land for sale in Story County, Iowa.

Located in a prime Story County spot, this property offers excellent CSR ratings for productive farming, income potential, and development possibilities. The property is composed of one tract of land totaling 35 acres, more or less, in Sec 20-84N-24W.

Highlights:

- Great CSR2
- Income Producing
- Great Location
- Potential Development

Directions to the Farms:

From Highway 69, turn left onto Bloomington Rd for 3.4 miles. Then turn left onto W 190th St. The farm will be on the South side of the road.

Location of Land:

Located 2 miles Northwest of Ames, IA.

Location of the Auction:

Sealed Bid Auction due by 5 PM CST on Sept 9th, 2024. The bidding packet is available on our website or call our office and we can mail you a bidding packet.

Legal Description:

Sec 20-84N-24W (Parcel ID 05-20-200-140)

Taxable Acres: 35.25

Taxes: \$1,330 Estimated

Tillable Acres: 32.86 (Surety Maps)

CSR2: 83.6 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2025.

FSA Number: #7974

FSA Tract Number: #12587

FSA Farmland Acres: 34.04+/- acres

FSA Cropland Acres: 34.04+/- acres

HEL & WETLANDS: HEL



TERMS & CONDITIONS

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

One Chance Sealed Bids: Written bids will be received at the office of Whitaker Marketing Group, on or before September 9th, 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 on the Documents tab.

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 October 24th, 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, alongside of Tami Hicks from Century 21, 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.

Seller(s): Verlene M Mangels Revocable Trust

35± ACRES
83.6 CSR2



SOIL MAP TILLABLE

State: Iowa
County: Story
Location: 20-84N-24W
Acres: ±32.86



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.72	35.6		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.67	17.3		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	4.62	14.1		Ie	91
L138C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.55	10.8		Ille	75
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.43	10.4		Ilw	75
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.18	6.6		Ille	64
L62C2	C2 Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.63	5.0		Ille	83
L138C2	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.06	0.2		Ilw	88

Weighted Average 83.6

WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

ONE CHANCE SEALED BID FARMLAND AUCTION

STORY COUNTY, IOWA
35 AC± • OFFERED AS 1 TRACT

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MONDAY, SEPT 9, 2024 @ 5 PM

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IOWALANDGUY.COM

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