

WASHINGTON COUNTY, IOWA

LAND FOR SALE

205.57± ACRES
\$1,747,345
\$8,500/AC



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263



GREG KOCH
Auctioneers/Auction Representative
319.653.1013

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 DESCRIPTION AND TERMS AND CONDITIONS

Washington County, Iowa

Whitaker Marketing Group is honored to present this 205.57 +/- acre tract of farmland for sale in Washington County, Iowa.

This property is income-producing from Farmland and CRP. The property is composed of one tract of land totaling 205.57 +/- acres, more or less, in Sec 17-76N-6W.

Highlights:

- Income Producing From Farmland and CRP
- Close to Highway 218
- Large Stocked Pond

Directions to the Farms:

From Washington, head North on Riverside Rd for 2.7 miles. Turn Right onto 220th St for 6 miles. Then turn left onto Underwood Ave for 3.4 miles. The farm will be on the Right (West).

Location of Land:

Located 8.6 miles Northeast of Washington, Iowa.

Legal Description:

Sec 17-76N-6W. (Parcel ID's: 0817400007, 0817400006, 0817400005, 0817400003, 0817300008, 0817300007, 0817300006, 0817300002)

Taxes: \$4,532 Estimated

Tillable Acres: 179.98 (Surety Maps)

CSR2: 53.1 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Open for 2025

Total CRP Acres: 5.82 - Total \$994 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start date	End Date	Years left
12609	1.45	\$198.27	\$287.00	10-01-2020	09-30-2030	6
12090	4.37	\$161.84	\$707.00	10-01-2016	09-30-2029	5

FSA Number: #6622

FSA Tract Number: Number: #11479 and #11660

FSA Farmland Acres: 206.8 +/-

FSA Cropland Acres: 175.01 +/-

HEL & WETLANDS: HEL

Total Base Acres: 75.79

Wheat Base: 3.5

PLC Yield: 34

Oats Base: .66

PLC Yield: 48

Corn Base: 64.03

PLC Yield: 159

Soybean Base: 7.60

PLC Yield: 44

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 prorated to the day of closing.

Contract and Title: Immediately upon the acceptance of the offer, the successful buyer(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 offers.

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): Greg Koch

MORE INFORMATION AT
IOWALANDGUY.COM



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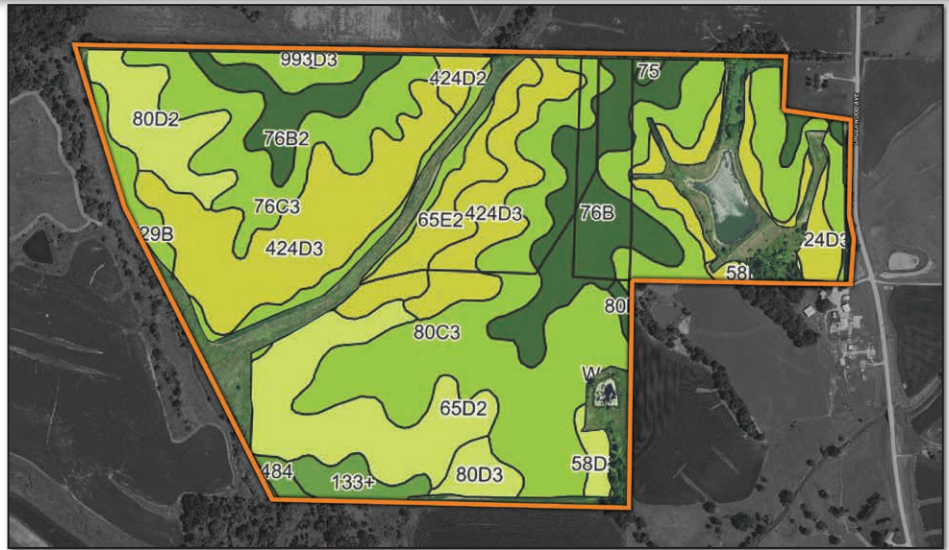
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TILLABLE SOIL MAP

State: Iowa
County: Washington
Location: 17-76N-6W
Acres: ±179.98



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
80C3	Clinton silty clay loam, 5 to 9 percent slopes, severely eroded	47.12	26.1		IVe	62
424D3	Lindley-Keswick clay loams, 9 to 14 percent slopes, severely eroded	38.46	21.4		VIe	24
76C3	Ladoga silty clay loam, 5 to 9 percent slopes, severely eroded	17.94	10.0		IIIe	69
76B	Ladoga silt loam, 2 to 5 percent slopes	17.59	9.8		IIe	86
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	16.41	9.1		IVe	39
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	8.38	4.7		IIIe	46
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	7.91	4.4		VIe	28
729B	Ackmore-Nodaway silt loams, 2 to 5 percent slopes	7.76	4.3		IIw	70
76B2	Ladoga silt loam, 2 to 5 percent slopes, eroded	6.38	3.5		IIe	83
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.18	1.8		IIw	78
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	2.67	1.5		IVe	39
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately	1.61	0.9		IVe	29
58D2	Douds loam, 9 to 14 percent slopes, moderately eroded	1.49	0.8		IVe	44
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1.04	0.6		IIw	79
994D3	Galland-Douds clay loams, 9 to 14 percent slopes, severely eroded	0.61	0.3		VIe	18
80B	Clinton silt loam, 2 to 5 percent slopes	0.50	0.3		IIe	80
75	Givin silt loam, 0 to 2 percent slopes	0.42	0.2		Iw	84
993D3	Gara-Armstrong clay loams, 9 to 14 percent slopes, severely eroded	0.34	0.2		VIe	28
58E2	Douds loam, 14 to 18 percent slopes, moderately eroded	0.17	0.1		VIe	33
<div>© AgriData, Inc 2024</div> <div>*Tillable Acres</div> <div>Weighted Average</div>						53.1*



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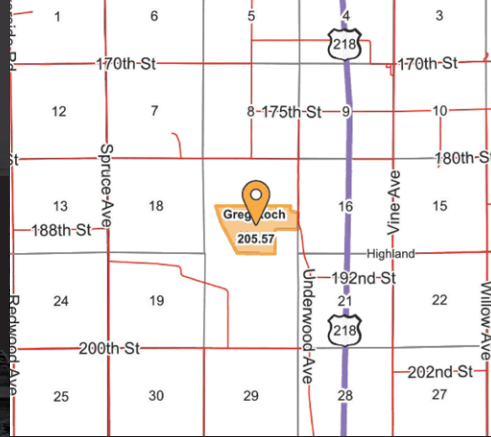
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