

BOONE COUNTY, IOWA

FARMLAND AUCTION

229.91± ACRES
OFFERED AS 2 TRACTS

TRACT 2: 126± ACRES
75.6 CSR2 (on tillable acres)

CHANGED TO SEALED BID AUCTION

TRACT 1: 103.91± ACRES
84.3 CSR2 (on tillable acres)

OCTOBER

24

5:00 PM



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

AUCTION INFORMATION AND TERMS AND CONDITIONS

A23-24

Boone County, Iowa

****This auction has changed to a sealed bid auction****

Whitaker Marketing Group is honored to present this 229.91 +/- acre tracts of land for sale in Boone County.

This property offers an exceptional opportunity with CRP income, good laying farm ground, and a strong CSR. The property is composed of two tracts of land totaling 229.91 +/- acres, more or less, in Sec 17-85N-27W.

Highlights:

- CRP Income
- Good Laying Farmland
- Good CSR

Location of Auction:

One Chance Sealed Bid Auction due by 5 PM CST on October 24th, 2024. You can download the bidding packet in the documents tab below or call our office and we can mail you a bidding packet.

Date of Auction:

Thursday, October 24th, 2024 at 5 pm

Directions to the Farm:

Tract 1: Drive west on 130th Street from Pilot Mound for half a mile. Then, turn right onto H Avenue and continue for 0.7 miles. The farm will be on your right side.

Tract 2: Drive east on 130th Street from Pilot Mound for half a mile. Then, turn left onto I Avenue and continue for 0.7 miles. The farm will be on your left side.

Location of Land:

Tract 1 and Tract 2: Located 1 mile North from Pilot Mound.

Legal Description:

Tract 1: Sec 17-85N-27W, Parcel IDs: (08852712200001, 088527172100002, 088527172300001, 088527172400002)

Tract 2: Sec 17-85N-27W, Parcel IDs: (088527171400001, 088527171300001, 088527172100001, 088527172400001)

Selling Multiplier: 229.91

Tract 1: 103.91

Tract 2: 126

Tillable Acres: 171.12 (Surety Maps)

Tract 1: 55.27 Acres

Tract 2: 115.85 Acres

Taxes: \$5,338 Estimated

Tract 1: \$2,522 Estimated

Tract 2: \$2,816 Estimated

CSR2 (on tillable acres): 79.95 Average

Tract 1: 84.3

Tract 2: 75.6

Zoning: A-1 Ag

Farm Tenancy: The farm is open for the 2025 crop season.

Tract 1: Total CRP Acres: 34.99 - Total \$6,788 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start date	End Date	Years left
11719	34.99	\$194	\$6,788.00	10-01-2020	09-30-2030	6

Tract 2: Total CRP Acres: 7.71 - Total \$2,313 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start date	End Date	Years left
11940	5.68	\$300	\$1,704.00	10-01-2022	09-30-2037	13
12010	2.03	\$300	\$609.00	06-01-2023	09-30-2033	9

FSA Number: #2771

FSA Tract Number: #394 (Tract 1), #710 & 3346 (Tract 2)

FSA Farmland Acres: 105.03 +/- (Tract 1), 123.84 +/- (Tract 2)

FSA Cropland Acres: 97.77 +/- (Tract 1), 123.84 +/- (Tract 2)

HEL & WETLANDS: NHEL

Total Base Acres: Tract 1: 54.90, Tract 2: 113.27

Corn Base: Tract 1: 38, Tract 2: 60.5

PLC Yield: Tract 1: 140, Tract 2: 140

Soybean Base: Tract 1: 15.70, Tract 2: 52.07

PLC Yield: Tract 1: 37, Tract 2: 37

Oats Base: Tract 1: 1.20, Tract 2: 0.70

PLC Yield: Tract 1: 67, Tract 2: 67

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 2 tract(s) of land.

One Chance Sealed Bids: Written bids will be received at the office of Whitaker Marketing Group, on or before October 24th, 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 website.

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.

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: 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. 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 is on December 6th, 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 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, buyers 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 offers. 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 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): Morris Living Trust



WHITAKER MARKETING GROUP



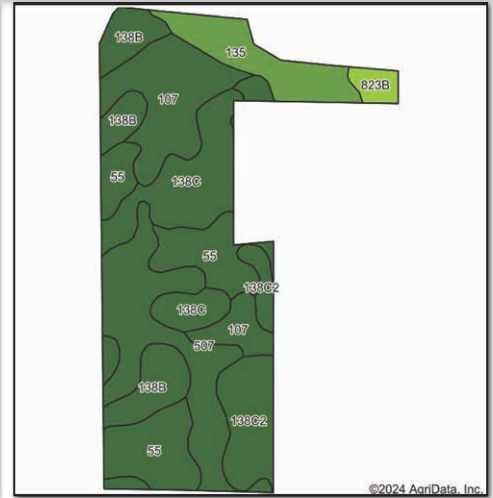
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MORE INFO & BID FORM AT
IOWALANDGUY.COM

TRACT 1: TILLABLE SOIL MAP

State: Iowa
County: Boone
Location: 17-85N-27W
Acres: ±55.27



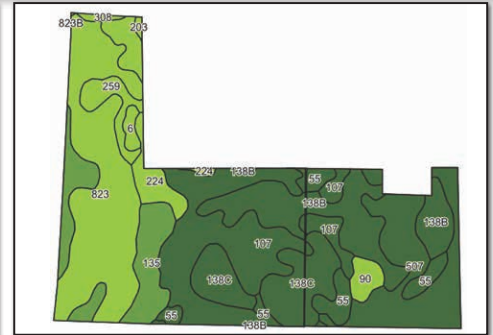
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	10.37	18.7		llw	84
55	Nicollet clay loam, 1 to 3 percent slopes	9.41	17.0		lw	89
107	Webster clay loam, 0 to 2 percent slopes	9.06	16.4		llw	86
138C	Clarion loam, 6 to 10 percent slopes	8.11	14.7		llle	84
138B	Clarion loam, 2 to 6 percent slopes	6.36	11.5		lle	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.97	10.8		llle	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.95	9.0		lllw	76
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.04	1.9		llle	51

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*Tillable Acres **Weighted Average 84.3***

TRACT 2: TILLABLE SOIL MAP

State: Iowa
County: Boone
Location: 17-85N-27W
Acres: ±115.85



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
823	Ridgeport sandy loam, 0 to 2 percent slopes	24.99	21.6		llls	56
107	Webster clay loam, 0 to 2 percent slopes	21.82	18.8		llw	86
138B	Clarion loam, 2 to 6 percent slopes	15.36	13.3		lle	89
507	Canisteo clay loam, 0 to 2 percent slopes	14.89	12.9		llw	84
138C	Clarion loam, 6 to 10 percent slopes	11.39	9.8		llle	84
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	10.30	8.9		lllw	76
55	Nicollet clay loam, 1 to 3 percent slopes	5.52	4.8		lw	89
259	Biscay clay loam, 0 to 2 percent slopes	5.13	4.4		llw	52
224	Linder sandy loam, 0 to 2 percent slopes	3.16	2.7		lls	56
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.78	1.5		lllw	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.89	0.8		lllw	59
308	Wadena loam, 0 to 2 percent slopes	0.40	0.3		lls	56
203	Cylinder loam, 0 to 2 percent slopes	0.22	0.2		lls	58

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*Tillable Acres **Weighted Average 75.6**

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101 US 69, Huxley, Iowa 50124

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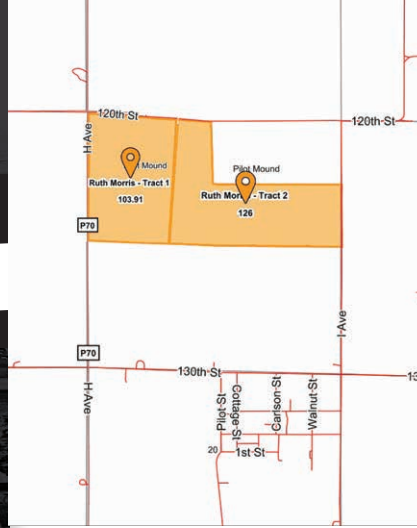
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SEALED BIDS DUE:

THURSDAY, OCTOBER 24, 2024 @ 5 PM

SUBJECT TO FIRST RIGHT OF REFUSAL



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