

HARDIN COUNTY, IOWA

FARMLAND AUCTION

244.45± ACRES
81.9 CSR2 ON TILLABLE ACRES

DECEMBER

3

10:00 AM



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

Hardin County, Iowa

Live and Online Farmland Auction:

Tuesday, December 3rd, 2024 at 10:00 am

Whitaker Marketing Group, is honored to present this 244.45 +/- acre tract of land for sale in Hardin County.

This property features a good CSR and includes pattern tiling. The property is composed of one tract of land totaling 244.45 +/- acres, more or less, in Sec 1-88N-21W.

Highlights:

- Good CSR
- Good Farmability
- Pattern Tiled

Location of the Auction:

Ellsworth Community College Agriculture Center
705 Ellsworth Ave, Iowa Falls, IA 50126

Directions to the Farms:

From Iowa Falls, head South on 65 South for 2.6 miles. Then turn left onto 155th St for 1 mile. Turn right onto N Ave for 1.5 miles. The land will be on the West (right) side of the road.

Location of Land:

Located 3.5 miles South of Iowa Falls, Iowa .

Legal Description:

Sec 1-88N-21W, Parcel IDs: (882101100001 House and 4.4 acres have been separated off, 882101100003, 882101200009, 882101200007, 882101200008, 882101200010, 882101200011, 882101200012)

Selling Multiplier: 244.45

Taxes: \$8,449.88 Estimated

Tillable Acres: 218.79 (Surety Maps)

CSR2: 81.9 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2025.

FSA Number: #6524

FSA Tract Number: #10274, #10275, #10986, #10987

FSA Farmland Acres: 244.58 +/-

FSA Cropland Acres: 230.13 +/-

HEL & WETLANDS: NHEL

Total Base Acres: 208.20 +/-

Corn Base: 152.60 +/-

PLC Yield: 159

Soybean Base: 55.60 +/-

PLC Yield: 47

TERMS & CONDITIONS

Auction 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).

Easement: The Carbon Pipeline Contract will expire in November 2025 if no work has started on the pipeline by that time. Once dirt work begins, the payments will be made to the party currently in possession of the land. There are also Electrical Easements. These documents can be found on our website.

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 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 January 17th, 2025, 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 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 on-line 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): Keith H Snyder and Estate of Duane E Snyder



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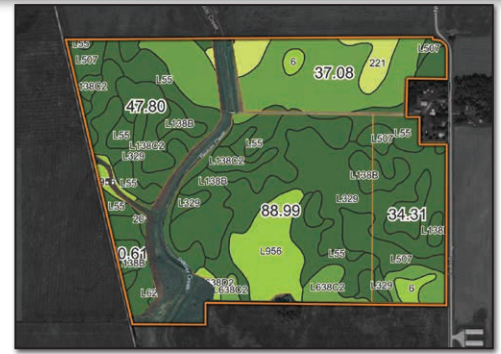
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MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



TILLABLE SOIL MAP

State: Iowa
County: Hardin
Location: 1-88N-21W
Acres: ±218.79



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	46.32	21.2		IIw	89
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	37.32	17.1		IIw	75
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.63	16.7		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	32.79	15.0		Ie	91
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	16.17	7.4		IIw	69
L138C2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	16.05	7.3		IIIe	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	13.72	6.3		IIw	87
221	Klossner muck, 0 to 1 percent slopes	6.91	3.2		IIIw	32
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.66	2.1		IIIe	75
201B	Coland-Terril complex, 2 to 5 percent slopes	4.49	2.1		IIw	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.90	1.3		IIIw	59
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.76	0.3		Ive	53
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.07	0.0		Ive	41

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*Tillable Acres

Weighted Average

81.9



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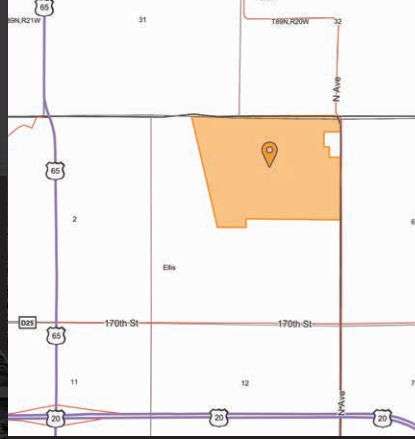
101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING FARMLAND AUCTION

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Auction Time & Location:

TUESDAY, DECEMBER 3, 2024, 10 AM
Ellsworth Community College Agriculture Center



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