

STORY COUNTY, IOWA

FARMLAND AUCTION

53.03± ACRES
87.1 CSR2 ON TILLABLE ACRES

NOVEMBER

14

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

Story County, Iowa

Live and Online Farmland Auction:

Thursday, November 14th, 2024 at 10:00 am

Whitaker Marketing Group is honored to present this 53.03 +/- acre tract of land for sale in Story County.

This property features a great CSR and is in a good location. The property is composed of one tract of land totaling 53.03 +/- acres, more or less, in Sec 3-83N-22W.

Highlights:

- Great CSR
- Good Location
- Income Producing

Location of the Auction:

Christy Hall, Story County Fairgrounds
220 H Ave., Nevada, IA 50201

Directions to the Farms:

From Nevada, head East on US-30 E for 1.5 miles. Then turn left (north) onto 650th St. for 1.8 miles. Turn right (east) onto 220th St. for 0.7 miles. The land will be on the right (south) side of the road.

Location of Land:

Located 2.5 miles Northeast of Nevada, Iowa

Legal Description:

Sec 3-83N-22W,
Parcel IDs: (11-03-200-120, 11-03-200-320, 11-03-400-110, 11-03-400-205)

Selling Multiplier: 53.03

Taxes: \$1,712 Estimated

Tillable Acres: 51.26 (Surety Maps)

CSR2: 87.1 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2025.

FSA Number: #8218*

*The FSA information below includes other farmland/cropland acres not being sold.

FSA Tract Number: #2990, #12768

FSA Farmland Acres: 57.47 +/- acres

FSA Cropland Acres: 57.47 +/- acres

HEL & WETLANDS: NHLE (PC & NW)

Total Base Acres: 55.63 +/-

Corn Base: 36.43 +/-

PLC Yield: 179

Soybean Base: 16.99 +/-

PLC Yield: 42

Oat Base: 2.21 +/-

PLC Yield: 0

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. (A portion of the land has already been surveyed.)

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Easement: Access easement to adjoining land.

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 December 27th, 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 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): Natalie McBride



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MORE INFO & ONLINE BIDDING AT
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TILLABLE SOIL MAP

State: Iowa
County: Story
Location: 3-83N-22W
Acres: ±51.26



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.18	43.1		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.03	33.2		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	6.45	12.6		Ie	91
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.82	3.6		IIIe	75
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.73	3.4		IIw	75
27B	Terril loam, 2 to 6 percent slopes	0.96	1.9		Ile	87
201B	Coland-Terril complex, 1 to 5 percent slopes	0.54	1.1		IIw	76
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	0.42	0.8		IIIe	84
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.13	0.3		VIe	16

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Tillable Acres	Weighted Average	87.1
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101 US 69, Huxley, Iowa 50124

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Auction Time & Location:

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Christy Hall, Story County Fairgrounds



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