

AUCTIONEER'S NOTES

TRACT 1 consists of 155.13 acres m/l with 150.56+/- Tillable acres, and a CSR2 value of 86.5. The primary soil types for this tract include Clarion loam, Nicollet loam, and Webster clay loam. There is a 10" intake tile and some 5" and 6" drainage tile that has been installed on this tract. This farm has had a long-standing tenure with the Chaloupka family for 150 years. The land has a history of 217 Bu corn yields and 62 Bu bean yields. While the property has good proximity to State Hwy 141, access will require either the installation of an access point or obtaining an easement through an adjoining parcel.

TRACT 2 consists of 24.37 acres m/l of pasture. The land is fenced and features a good water source. It could be converted to row crop in short order and boasts a CSR2 value of 82.4. We have confirmed with planning and zoning that this parcel is approved for building.

TRACT 3 consists of 79 acres m/I with 76.7+/- tillable acres and has the highest CSR2 value of 88.5 among the north farms. The primary soil types for this tract include Canisteo clay loam and Nicollet loam. A 6" drainage tile has been installed on the north end of this tract. The land has a history of 204 Bu corn yields and 68 Bu bean yields. The property has good access to State Hwy 141.

TRACT 4 consists of 70 acres m/l with 68.05+/- tillable acres and a CSR2 value of 88.6. The primary soil types for this tract include Webster clay loam, Clarion loam, and Nicollet loam. This tract, connected with Tract 5, has an excellent fence for running livestock. A 6" drainage tile has been installed throughout the tract. The land has a history of 279 Bu corn yields and 68 Bu bean yields. The property has good access to State Hwy 4. This farm has had a long-standing tenure with the Chaloupka family for 150 years. Access will require either the installation of an access point on 150th Street or obtaining an easement through an adjoining parcel.

TRACT 5 consists of 71.41 acres m/l (subject to acreage survey) with 68.67+/- tillable acres and the highest CSR2 value of all the tracts at a score of 89. The primary soil types for this tract include Webster, Clarion, and Nicollet. This tract, connected with Tract 4, has an excellent fence for running livestock. A 6" drainage tile has been installed throughout the tract. The land has a history of 232 Bu corn yields and 74 Bu bean yields. The property has good access to State Hwy 4. This farm has had a long-standing tenure with the Chaloupka family for 150 years.

TRACT 6 consists of 78 acres m/l with 75.62+/- tillable acres and a CSR2 value of 88.3. The primary soil types for this tract include Clarion loam and Webster clay loam. This tract, connected with Tract 7, provides easy farmability and convenient grain bin access. A 6" drainage tile has been installed throughout the tract, with additional drainage located on the east end. The land has an APH of 201 Bu corn yields. The property has good access to State Hwy 4.

TRACT 7 consists of 78 acres m/l with 75.2+/- tillable acres and a CSR2 value of 88.7. The primary soil types for this tract include Webster Clay Loam and Nicollet Loam. This tract, connected with Tract 6, offers easy farmability and convenient grain bin access. A 27' x 18' grain bin with a dryer, electricity, and natural gas is located on this tract. A 6" drainage tile has been installed throughout the tract. The land has an APH of 201 Bu corn yields. The property has good access to State Hwy 4.

TRACT 8 consists of 80 acres m/l with 79.51+/- tillable acres and a CSR2 value of 88.9. The primary soil types for this tract include Clarion loam, Webster clay loam, and Nicollet loam. Some 6" drainage tile has been installed throughout the tract. The land has an approved yield of 191 Bu corn. The property has good access to State Hwy 4.





Location of Land: Located 1.2 miles West of Bagley, IA

Taxes: \$6,542.19 Estimated **Tillable Acres:** 150.56+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season. The 2026 Lease Termination will be served.

Access: A "Type B" Access can be put in at buyer's expense. Contact Brian Whaley with the Department of Transportation with any questions. His phone number is 515-663-6363.

FSA Number: #6040 (Tract 1, 2, 3)
FSA Tract Number: #888 (Tract 1, 2, 3)
FSA Farmland Acres: 267.71 +/- (Tract 1, 2, 3)
FSA Cropland Acres: 253.05 +/- (Tract 1, 2, 3)

HEL & Wetlands: NHEL

Total Base Acres: 231.70 (Tract 1, 2, 3)

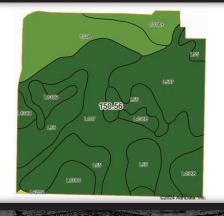
Corn Base: 115.85 (Tract 1, 2, 3) **PLC Yield:** 150 (Tract 1, 2, 3) **Soybean Base:** 115.85 (Tract 1, 2, 3) **PLC Yield:** 39 (Tract 1, 2, 3)

Cash Rent:

超位

March Payment: \$23,439.14 September Payment: \$23,439.13 **Total Payment: \$46,878.27**





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	41.52	27.5%		llw	88
L55	Nicollet loam, 1 to 3 percent slopes	37.91	25.2%		le	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	22.77	15.1%		llw	87
133A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	21.77	14.5%		llw	78
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.34	9.5%		lle	88
133A+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	6.42	4.3%		llw	78
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	5.58	3.7%		Ille	84
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.25	0.2%		IVe	41
	#On Tillable Acres					00 = 1

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*On Tillable Acres

Weighted Average 86.5*

TRACT 2 24.37± ACRES Sec 3-81N-31W

82.4 CSR2 ON TILLABLE ACRES

Location of Land: Located 0.9 miles West of Bagley, IA

Taxes: \$872.00 Estimated Tillable Acres: 22.85+/- acres

Zoning: A-1 Aq

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season.

The 2026 Lease Termination will be served.

Planning & Zoning: We have confirmed with planning and

zoning that this parcel is approved for building.

FSA Number: #6040 (Tract 1, 2, 3) FSA Tract Number: #888 (Tract 1, 2, 3) **FSA Farmland Acres:** 267.71 +/- (Tract 1, 2, 3) FSA Cropland Acres: 253.05 +/- (Tract 1, 2, 3)

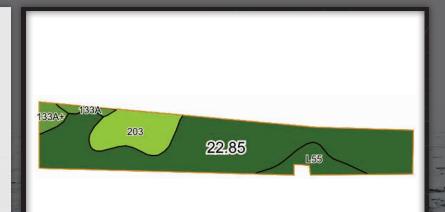
HEL & Wetlands: NHEL

Total Base Acres: 231.70 (Tract 1, 2, 3)

PLC Yield: 150 (Tract 1, 2, 3) Corn Base: 115.85 (Tract 1, 2, 3) Soybean Base: 115.85 (Tract 1, 2, 3) PLC Yield: 39 (Tract 1, 2, 3

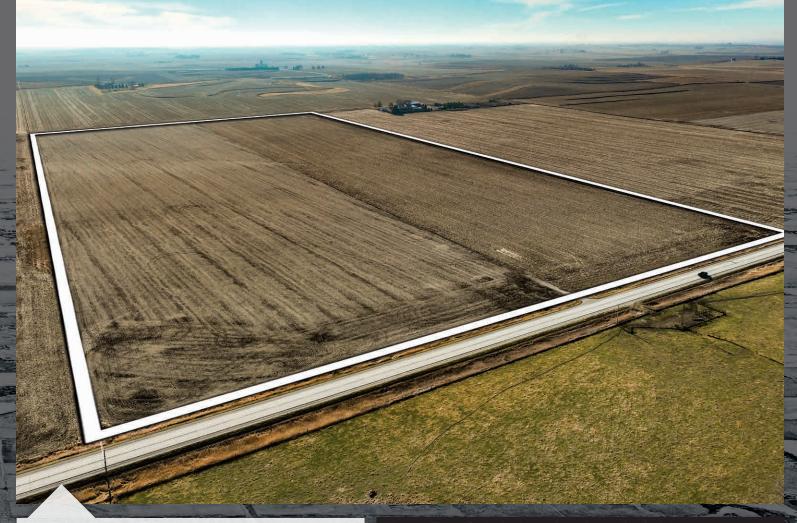
Cash Rent:

March Payment: \$900.00 September Payment: \$900.00 **Total Payment: \$1,800.00**



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	16.47	72.0%		llw	87
203	Cylinder loam, 0 to 2 percent slopes	3.51	15.4%		lls	58
L55	Nicollet loam, 1 to 3 percent slopes	1.76	7.7%		le	91
133A+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	0.71	3.1%		llw	78
133A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.40	1.8%		llw	78





79± ACRES

Sec 10-81N-31W 88.5 CSR2 ON TILLABLE ACRES

Location of Land: Located 0.8 miles West of Bagley, IA

Taxes: \$2,992.00 Estimated
Tillable Acres: 76.70+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season. The 2026 Lease Termination will be served.

FSA Number: #6040 (Tract 1, 2, 3)
FSA Tract Number: #888 (Tract 1, 2, 3)
FSA Farmland Acres: 267.71 +/- (Tract 1, 2, 3)
FSA Cropland Acres: 253.05 +/- (Tract 1, 2, 3)

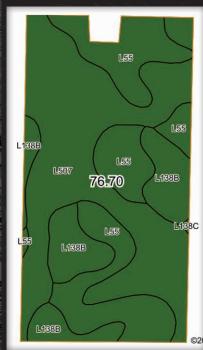
HEL & Wetlands: NHEL

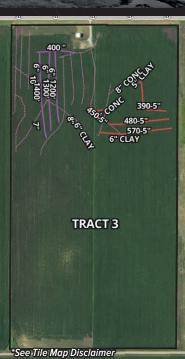
Total Base Acres: 231.70 (Tract 1, 2, 3)

Corn Base: 115.85 (Tract 1, 2, 3) **PLC Yield:** 150 (Tract 1, 2, 3) **Soybean Base:** 115.85 (Tract 1, 2, 3) **PLC Yield:** 39 (Tract 1, 2, 3)

Cash Rent:

March Payment: \$11,947.17 September Payment: \$11,947.17 Total Payment: \$23,894.34





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	38.51	50.2%		llw	87
L55	Nicollet loam, 1 to 3 percent slopes	24.57	32.0%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.54	17.7%		lle	88
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	0.08	0.1%		IIIe	84

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*On Tillable Acres

Weighted Average 88.5*

70± ACRES

Sec 28-81N-30W 88.6 CSR2 ON TILLABLE ACRES

Location of Land: Located 1.2 miles North of Yale, IA

Taxes: \$2,678.00 Estimated **Tillable Acres:** 68.05+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season.

The 2026 Lease Termination will be served.

FSA Number: #8084 (Tract 4, 5, 6, 7) **FSA Tract Number:** #1121 (Tract 4, 5) **FSA Farmland Acres:** 145.41 +/- (Tract 4, 5) **FSA Cropland Acres:** 139.73 +/- (Tract 4, 5)

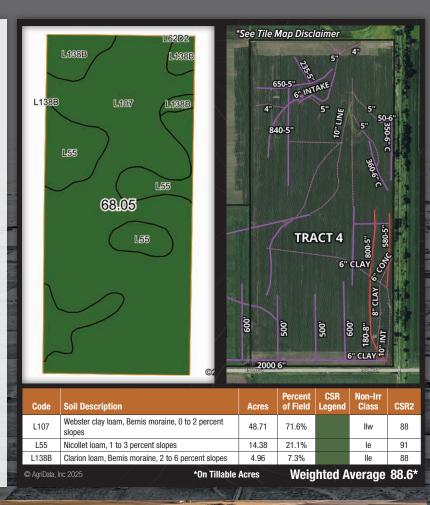
HEL & Wetlands: NHEL

Total Base Acres: 134.14 (Tract 4, 5)

Corn Base: 67.07 (Tract 4, 5) **PLC Yield:** 159 (Tract 4, 5) **Soybean Base:** 67.07 (Tract 4, 5) **PLC Yield:** 43 (Tract 4, 5)

Cash Rent:

March Payment: \$10,660.72 September Payment: \$10,660.72 Total Payment: \$21,321.44







71.41± ACRES

Sec 29-81N-30W 89 CSR2 ON TILLABLE ACRES

Location of Land: Located 1.1 miles North of Yale, IA

Taxes: \$4,962.30 Estimated
Tillable Acres: 68.67+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year.
Buyer will receive the cash rent for the 2025 season.
The 2026 Lease Termination will be served.

FSA Number: #8084 (Tract 4, 5, 6, 7) **FSA Tract Number:** #1121 (Tract 4, 5) **FSA Farmland Acres:** 145.41 +/- (Tract 4, 5) **FSA Cropland Acres:** 139.73 +/- (Tract 4, 5)

HEL & Wetlands: NHEL

Total Base Acres: 134.14 (Tract 4, 5)

Corn Base: 67.07 (Tract 4, 5) **PLC Yield:** 159 (Tract 4, 5) **Soybean Base:** 67.07 (Tract 4, 5) **PLC Yield:** 43 (Tract 4, 5)

Cash Rent:

March Payment: \$10,889.17 September Payment: \$10,889.17 Total Payment: \$21,778.34





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	35.55	51.8%		llw	88
L55	Nicollet loam, 1 to 3 percent slopes	22.00	32.0%		le	91
L138B	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.12	16.2%		lle	88

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*On Tillable Acres

Weighted Average 89*

78± ACRES

Sec 32-81N-30W 88.3 CSR2 ON TILLABLE ACRES

Location of Land: Located 1.1 miles Northwest of Yale, IA

Taxes: \$2,942.00Estimated **Tillable Acres:** 75.62+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season.

PLC Yield: 159

PLC Yield: 43

The 2026 Lease Termination will be served. **FSA Number:** #8084 (Tract 4, 5, 6, 7)

FSA Farmland Acres: 75.62+/-FSA Cropland Acres: 75.62+/-

HEL & Wetlands: NHEL **Total Base Acres:** 72.60

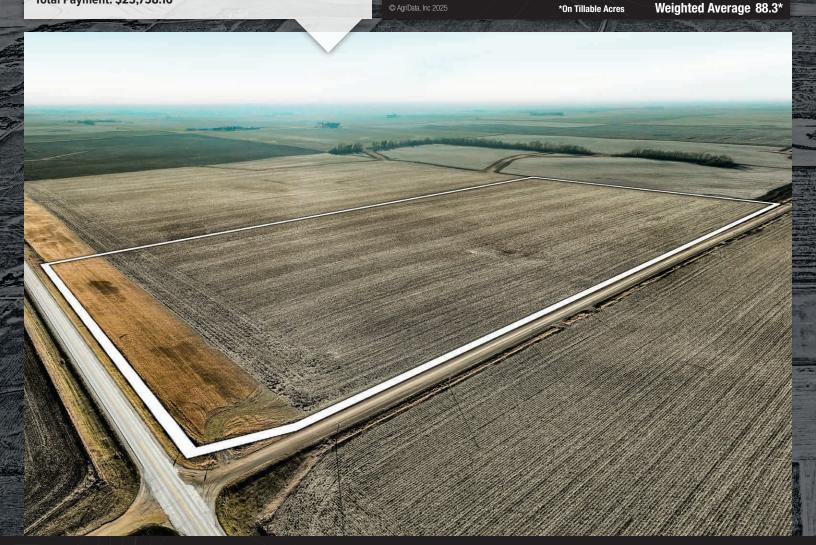
Corn Base: 36.30 Soybean Base: 36.30

Cash Rent:

March Payment: \$11,879.08 September Payment: \$11,879.08 Total Payment: \$23,758.16 *See Tile Map Disclaimer L133B 75.62 L107 Percent of Field CSR2 Acres Legend **Soil Description** L138B 37.86 50.1% 88 Clarion loam, Bemis moraine, 2 to 6 percent slopes lle Webster clay loam, Bemis moraine, 0 to 2 percent 30.41 40.2% llw

7 35

9.7%



L55

Nicollet loam, 1 to 3 percent slopes



78± ACRES

Sec 32-81N-30W 88.7 CSR2 ON TILLABLE ACRES

Location of Land: Located 0.9 miles Northwest of Yale, IA

Taxes: \$3,068.00 Estimated
Tillable Acres: 75.2+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year.
Buyer will receive the cash rent for the 2025 season.
The 2026 Lease Termination will be served.

PLC Yield: 147

PLC Yield: 46

FSA Number: #8084 (Tract 4, 5, 6, 7)

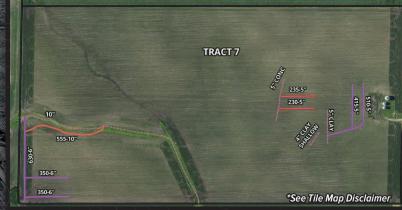
FSA Tract Number: #1123 FSA Farmland Acres: 77.48+/-FSA Cropland Acres: 77.18+/-

HEL & Wetlands: NHEL
Total Base Acres: 77.18

Corn Base: 38.89 Soybean Base: 38.29

Cash Rent:

March Payment: \$11,879.08 September Payment: \$11,879.08 Total Payment: \$23,758.16





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	40.92	54.4%		llw	88
L55	Nicollet loam, 1 to 3 percent slopes	23.34	31.0%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.92	9.2%		lle	88
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	3.73	5.0%		IIIe	84
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.29	0.4%		llw	75

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*On Tillable Acres

Weighted Average 88.7*

80± ACRES

Sec 5-80N-30W 88.9 CSR2 ON TILLABLE ACRES

Location of Land: Located 0.5 miles Southwest of Yale, IA

PLC Yield: 147

PLC Yield: 46

Taxes: \$3,044.00 Estimated **Tillable Acres:** 79.51+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented out for the 2025 year. Buyer will receive the cash rent for the 2025 season.

The 2026 Lease Termination will be served.

FSA Number: #8070 FSA Tract Number: #1124 FSA Farmland Acres: 79.51+/-FSA Cropland Acres: 79.51+/-HEL & Wetlands: NHEL

Total Base Acres: 79.32

Corn Base: 39.41 Soybean Base: 39.91

Cash Rent:

March Payment: \$12,099.50 September Payment: \$12,099.49 Total Payment: \$24,198.99 TRACT 8

*See Tile Map Disclaimer

Code Soil Description

Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

L55 Nicollet loam, 1 to 3 percent slopes

TRACT 8

*See Tile Map Disclaimer

CSR of Field Legend Class CSR2

Has a slopes

CSR of Field Legend Class CSR2

L138B Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

CSR of Field Legend Class CSR2

L138B Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

CSR of Field Legend Class CSR2

L138B Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

CSR of Field Legend Class CSR2

L138B Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

CSR of Field Legend Class CSR2

L138B Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

22.60

*On Tillable Acres

28.4%

Weighted Average 88.9*

Webster clay loam, Bemis moraine, 0 to 2 percent

slopes





WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

FARMLAND AUCTION



THURSDAY FEBRUARY 20, 2025 10:00 AM

635.91± ACRES

OFFERED AS 8 TRACTS

AUCTION LOCATION:

PANORA COMMUNITY CENTER 115 W MAIN ST, PANORA, IA 50216





Firm # F06262000

101 US 69, Huxley, Iowa 50124

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 8 tract(s) of land, utilizing high bidders choice method.

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. The houses on Tracts 1 and 5 are in the process of being surveyed off from the land.

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:** 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.

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 BrownWinick Trust Account.

Closing: Christine Long, attorney at BrownWinick Law Firm, will be the closing attorney. The sale closing is on March 21st, 2025 (29 day closing window). 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, subject to the current farm lease.

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. Winning 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 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, Software, and Phone Technical Issues: In the event there are technical difficulties related to the server, software, phone, 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 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): Vernon and Frances Chaloupka Trusts

*Tile Map Disclaimer: All of the tile maps have been re-created from tile maps provided to us from the seller. All of the red lines are drawn using actual GPS data point, all purple lines are hand drawn in and measured using the measurements provided on the hand drawn maps provided.

