FARMLAND AUCTION



WHITAKER MARKETING GROUP



214± ACRES

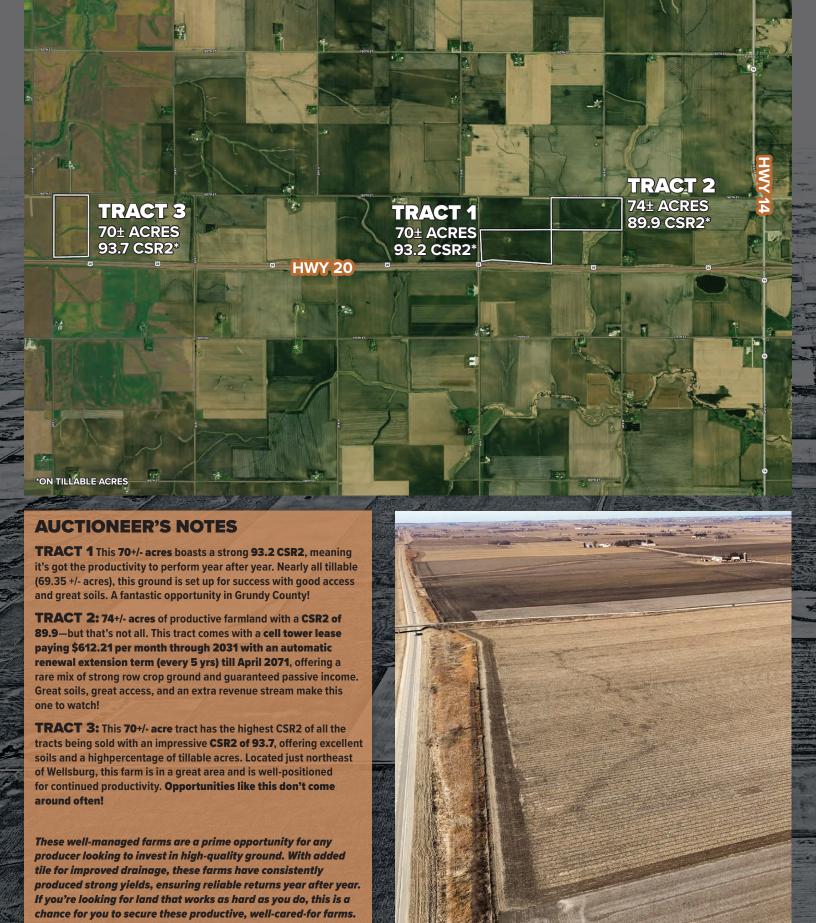
OFFERED AS 3 TRACTS

AUCTION LOCATION:

WELLSBURG MEMORIAL BUILDING 501 N ADAMS STREET, WELLSBURG, IA 50680 **TRACT 2**74± ACRES
89.9 CSR2

TRACT 1
70± ACRES
93.2 CSR2
ON TILLABLE ACRES

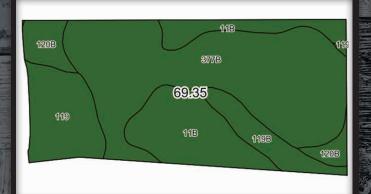
TRACT 3
70± ACRES
93.7 CSR2
ON TILLABLE ACRES





Total Base Acres: 136.10 (Tract 1, 2)

Corn Base: 84.60 (Tract 1, 2) PLC Yield: 183 (Tract 1, 2) Soybean Base: 51.50 (Tract 1, 2) PLC Yield: 49 (Tract 1, 2)



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Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	35.43	51.1%		lle	94
11B	Colo-Ely complex, 0 to 5 percent slopes	15.31	22.1%		llw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	9.17	13.2%		lw	100
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.93	7.1%		lle	95
120B	Tama silty clay loam, 2 to 5 percent slopes	4.51	6.5%		lle	95

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*See Tile Map Disclaimer



Cell Tower: Lease with New Cingular Wireless PCS. See Terms & Conditions for more details.

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
11B	Colo-Ely complex, 0 to 5 percent slopes	19.43	28.5%		llw	86
184B	Klinger silty clay loam, 2 to 5 percent slopes	17.78	26.1%		lle	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.80	15.9%		lle	94
119B	Muscatine silty clay loam, 2 to 5 percent slopes	9.99	14.7%		lle	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	9.37	13.8%		llw	78
88	Nevin silty clay loam, 0 to 2 percent slopes	0.62	0.9%		lw	95
84	Clyde silty clay loam, 0 to 3 percent slopes	0.07	0.1%		llw	88

*On Tillable Acres

Weighted Average 89.9*

TRACT 2 74± ACRES

Sec 2-88N-17W

89.9 CSR2 ON TILLABLE ACRES

Location of Land: 7.18 mi NE of Wellsburg, IA

Taxes: \$3,054 Estimated Tillable Acres: 68.06+/- acres

Zoning: A-1 Ag

Farm Tenancy: Open for the 2025 season.

FSA Number: #3837 (Tract 1, 2) FSA Tract Number: #1934 (Tract 1, 2) **FSA Farmland Acres:** 141.21 +/- (Tract 1, 2) FSA Cropland Acres: 139.04 +/- (Tract 1, 2)

HEL & Wetlands: NHEL

Total Base Acres: 136.10 (Tract 1, 2)

Corn Base: 84.60 (Tract 1, 2) **PLC Yield:** 183 (Tract 1, 2) **Soybean Base:** 51.50 (Tract 1, 2) **PLC Yield:** 49 (Tract 1, 2)







TRACT 3

70± ACRES

Sec 5-88N-17W

93.7 CSR2 ON TILLABLE ACRES

Location of Land: 3.85 mi NE of Wellsburg, IA

Taxes: \$2,576.00 Estimated
Tillable Acres: 65.23+/- acres

Zoning: A-1 Ag

Farm Tenancy: Open for the 2025 season.

FSA Number: #1144 FSA Tract Number: #1882 FSA Farmland Acres: 67.41 +/-FSA Cropland Acres: 67.41 +/-

HEL & Wetlands: NHEL Total Base Acres: 66.50

Corn Base: 37.20 PLC Yield: 190 Soybean Base: 29.30 PLC Yield: 50







Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	44.63	68.5%		lle	95
119B	Muscatine silty clay loam, 2 to 5 percent slopes	10.98	16.8%		lle	95
11B	Colo-Ely complex, 0 to 5 percent slopes	9.62	14.7%		llw	86

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*On Tillable Acres

Weighted Average 93.7*

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 3 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.

Gas Pipeline: Tract 1 and 3 have a gas pipeline running through them.

Cell Tower: Tract 2 has a cell tower lease with New Cingular Wireless PCS, generating a monthly income of \$612.21. The original contract was set to expire in April 2031 however with the provision to the lease there is an automatic renewal "Extension Term" (every 5 years) with an expiration date of April 30, 2071. At the date of closing, all payments associated with the cellular tower lease will be assigned to Buyer. Seller is entitled to all payments prior to the date of closing, except that the month in which the transaction closes will be prorated to the date of closing.

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 Stockdale Law Trust Account.

Closing: Taylor Nederhoff, attorney at Stockdale Law PLC, will be the closing attorney. The sale closing is on April 25th, 2025. 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): Robert H. Teske Estate

*Tile Map Disclaimer: All of the tile maps have been re-created from tile maps provided to us from the seller.







WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

GRUNDY COUNTY, IOWA FARMLAND AUCTION



TUESDAY MARCH 11, 2025 10:00 AM

214± ACRES
OFFERED AS 3 TRACTS

WELLSBURG MEMORIAL BUILDING 501 N ADAMS STREET, WELLSBURG, IA 50680



AUCTIONEERS/REAL ESTATE AGENTS

515.996.5263



WHITAKER MARKETING GROUP AUCTIONS | REAL ESTATE

Licensed in Iowa David Whitaker License # B61078000 Firm # F06262000 101 US 69, Huxley, Iowa 50124

