





**255.26± ACRES** 

**OFFERED AS 3 TRACTS** 

**AUCTION LOCATION:** 

**GRAND JUNCTION COMMUNITY CENTER** 

212 MAIN STREET EAST, GRAND JUNCTION, IA, 50107

TRACT 3
175,26± ACRES
78,3 CSR2
OMBILLABLE ACRES







### **AUCTIONEER'S NOTES**

**TRACT 1:** Consists of 40+/- acres with 39+/- tillable acres and a strong CSR2 of 85.2. The high-quality soils on this tract make it a prime investment opportunity, with a history of 72 bu soybean yields (2023) and 216 bu corn yields (2022). The land is currently leased for the 2025 season, with the rent payment of \$10,569 transferring to the new buyer. Great access and strong productivity make this a solid addition to any operation.

TRACT 2: Spans 40+/- acres with 39+/- tillable acres and an even higher CSR2 of 86.2, reflecting its top-tier soil composition. Like Tract 1, this farm has a strong production history, boasting 72 bu soybean yields (2023) and 218 bu corn yields (2022). The lease for 2025 is in place, providing \$10,569 in rental income to the buyer. Well-positioned for continued success, this farm is an excellent asset in Greene County.

TRACT 3: Is the largest, featuring 175.26+/- acres, of which 140+/- are tillable, with a CSR2 of 78.8. This tract offers not just productive farmland but also a valuable MidAmerican Wind Turbine that generates \$11,000 annually, with the contract extending until 2058 (first payment to the buyer in 2026). The farm also includes a 38' x 72' steel utility building (built in 1972) and a 30' x 21' grain bin (built in 1986), adding to its operational value. Recent yields include 246 bu corn (2023) and 65 bu soybeans (2022). Total rental income of \$37,940 for 2025 makes this a high-return investment opportunity.

With a strong overall average CSR of 83.4, great access, and diverse income streams, these three tracts provide fantastic investment potential for farmers, investors, and landowners alike. Join us on March 28th, 2025, and don't miss this opportunity to bid on premium Greene County farmland!





# **TRACT 1**40± ACRES

Sec 17-84N-29W

**85.2 CSR2 ON TILLABLE ACRES** 

Location of Land: Located 3.79 miles North of Grand Junction, IA

Taxes: \$1,634.00 Estimated Tillable Acres: 39+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented for the 2025 season. The rent payments will be

going to the new buyer. Payments: \$10,569 in Total

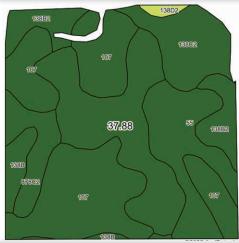
FSA Number: #5922 (Tract 1, 2) FSA Tract Number: #3048 FSA Farmland Acres: 38.93 +/-FSA Cropland Acres: 38.61+/-**HEL & Wetlands: NHEL** 

**Total Base Acres: 37.62** 

Corn Base: 18.89 Soybean Base: 18.73 **Yield History:** 

PLC Yield: 155 PLC Yield: 47

	2023 Yields	2022 Yields	2021 Yields	
Tract 1	72 bu (Beans)	216 bu (Corn)	62 bu (Beans)	



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	13.33	35.1%		llw	86
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	8.29	21.9%		lle	83
55	Nicollet clay loam, 1 to 3 percent slopes	5.22	13.8%		lw	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.92	10.3%		IIIe	83
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	3.17	8.4%		lle	87
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	2.33	6.2%		IIIe	83
138B	Clarion loam, 2 to 6 percent slopes	1.33	3.5%		lle	89
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.29	0.8%		IIIe	50

\*On Tillable Acres

Weighted Average 85.2\*



## **TRACT 2** 40± ACRES

Sec 18-84N-29W

**86.2 CSR2 ON TILLABLE ACRES** 

Location of Land: Located 3.71 miles North of Grand Junction, IA

Taxes: \$1,658 Estimated Tillable Acres: 39+/- acres

Zoning: A-1 Ag

Farm Tenancy: Rented for the 2025 season. The rent payments will be

PLC Yield: 155

PLC Yield: 47

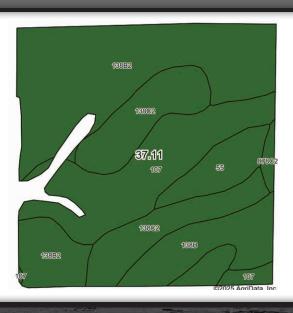
going to the new buyer. Payments: \$10,569 in Total

FSA Number: #5922 (Tract 1, 2) FSA Tract Number: #24758 FSA Farmland Acres: 39.16 +/-FSA Cropland Acres: 38.36 +/-**HEL & Wetlands: NHEL** Total Base Acres: 37.38

**Corn Base: 18.77** Soybean Base: 18.61

**Yield History:** 

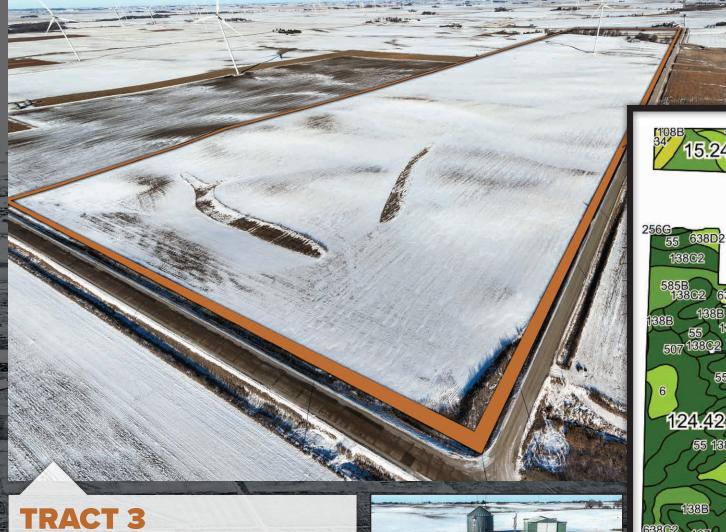
2023 Yields 2022 Yields 2021 Yields Tract 2 72 bu (Beans) 218 bu (Corn) 71 bu (Beans)



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	14.62	39.3%		lle	87
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	8.04	21.7%		IIIe	83
107	Webster clay loam, 0 to 2 percent slopes	8.00	21.6%		llw	86
138B	Clarion loam, 2 to 6 percent slopes	3.75	10.1%		lle	89
55	Nicollet clay loam, 1 to 3 percent slopes	2.31	6.2%		lw	89
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	0.39	1.1%		IIIe	83

Weighted Average 86.2\* \*On Tillable Acres





175.26± ACRES Sec 6-84N-29W

78.8 CSR2 ON TILLABLE ACRES

Location of Land: Located 5.21 miles North of Grand Junction, IA

Taxes: \$37,940 Estimated Tillable Acres: 140 +/- acres

Zoning: A-1 Aq

Farm Tenancy: Rented for the 2025 season. The rent payments will be

going to the new buyer. Payments: \$37,940 in Total.

FSA Number: #4419

FSA Tract Number: #24222 FSA Farmland Acres: 168.85 +/-FSA Cropland Acres: 139.67 +/-

**HEL & Wetlands: HEL Total Base Acres: 132** 

PLC Yield: 143 Corn Base: 66 PLC Yield: 43 Soybean Base: 66

Wind Turbine: Tract 3 includes a MidAmerican Wind Turbine, generating an annual payment of \$11,000. The contract remains in effect until 2058.

First payment to the buyer will be made in 2026

**Building and Grain Bin:** 

Steel Utility Building built in 1972: 38ft W x 72ft L Steel Grain Bin Storage built in 1986: 30 ft W x 21ft L

**Yield History:** 

	2023 Yields	2022 Yields	2021 Yields
Tract 3	246 bu (Corn)	65 bu (Beans)	190 bu (Corn)





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
55	Nicollet clay loam, 1 to 3 percent slopes	23.19	16.7%		lw	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	22.48	16.1%		Ille	83
138B	Clarion loam, 2 to 6 percent slopes	18.47	13.2%		lle	89
507	Canisteo clay loam, 0 to 2 percent slopes	14.30	10.2%		llw	84
107	Webster clay loam, 0 to 2 percent slopes	12.08	8.6%		llw	86
383	Marna silty clay loam, 0 to 2 percent slopes	10.77	7.7%		llw	69
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.33	6.0%		Ille	75
585B	Coland-Spillville complex, 1 to 5 percent slopes	6.76	4.8%		llw	74
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.68	4.1%		llw	76
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	5.37	3.8%		IVe	53
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.8	3.4%		Illw	59
385	Guckeen clay loam, 1 to 3 percent slopes	2.26	1.6%		llw	76
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	1.90	1.4%		IVe	13
639C2	Salida-Storden complex, 5 to 9 percent slopes, moderately eroded	1.52	1.1%		Ille	46
34	Estherville sandy loam, 0 to 2 percent slopes	0.90	0.6%		IIIs	23
108B	Wadena loam, 2 to 6 percent slopes	0.77	0.6%		lle	52
256G	Lester-Belview complex, 22 to 40 percent slopes	0.08	0.1%		VIIe	9

Weighted Average 78.8\*

### **TERMS & CONDITIONS**

**Auction Sales Method:** The real estate will be offered as 3 tract(s) of land, selling to the highest bidder(s) of each tract.

**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.

**Easement:** There is an Easement for MidAmerican for the Wind Turbine. See documents tab for the Easement.

**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 Mumma & Pedersen IOLTA/Lawyer Trust Account.

**Closing:** Rita Pedersen, attorney at Mumma & Pedersen, will be the closing attorney. The sale closing is on May 12th, 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): Gerald A. Kennedy Estate







## WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

**GREENE COUNTY, IOWA** FARMLAND AUCTION

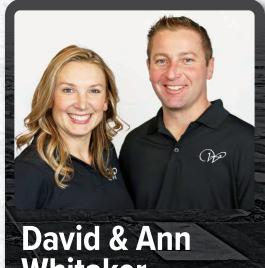


FRIDAY **MARCH 28, 2025** 10:00 AM

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**GRAND JUNCTION COMMUNITY CENTER** 212 MAIN STREET EAST, GRAND JUNCTION, IA, 50107



Whitaker

WHITAKER MARKETING GROUP **AUCTIONEERS/REAL ESTATE AGENTS** 

515.996.5263



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