

HARDIN COUNTY, IOWA

# FARMLAND FOR SALE



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

**\$3,233,000**  
**212.69± ACRES**  
OFFERED AS 1 TRACT

## TERMS & CONDITIONS

**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.

**Easement:** There is an easement with Garden Wind LLC.

**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.

**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.

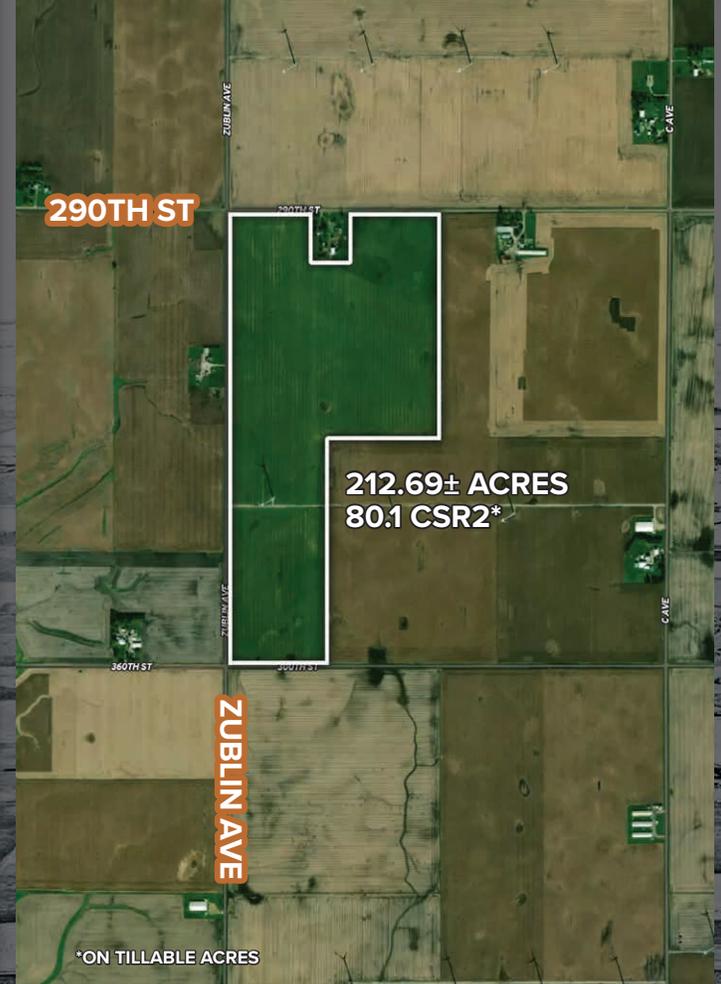
**Closing:** The sale closing will be an agreed-upon date by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

**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.

**Notice:** All information contained in this brochure has been obtained 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/offers.

**Seller(s):** Skartvedt Children Revocable Trust



## David & Ann Whitaker

WHITAKER MARKETING GROUP  
AUCTIONEERS/REAL ESTATE AGENTS

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## 212.69± ACRES

**7-86N-22W**

**80.1 CSR2 ON TILLABLE ACRES**

**Location of Land:** Located 2.6 miles South of Radcliffe, Iowa.

**Taxes:** \$6,998.00 Estimated

**Tillable Acres:** 208.97 (Surety Maps)

**Zoning:** A-1 Ag

**Farm Tenancy:** One of the sellers currently farms the land and is willing to give open tenancy for 2025 if sold prior to planting.

**Wind Turbine:** The farm includes a Garden Wind LLC Wind Turbine, currently generating an annual payment of \$8,000 with a 2% increase per year. With 33 years remaining on this contract it is a great investment opportunity with a rate of return of 2.5% and the potential to increase that ROI over time!

**Yield History:** The farm yields on average around 230 bu corn & 72 bu soybeans.

**FSA Number:** #369

**FSA Tract Number:** #163

**FSA Farmland Acres:** 216.63 +/-

**FSA Cropland Acres:** 210.36 +/-

**HEL & Wetlands:** NHEL and FW

**Total Base Acres:** 209.70

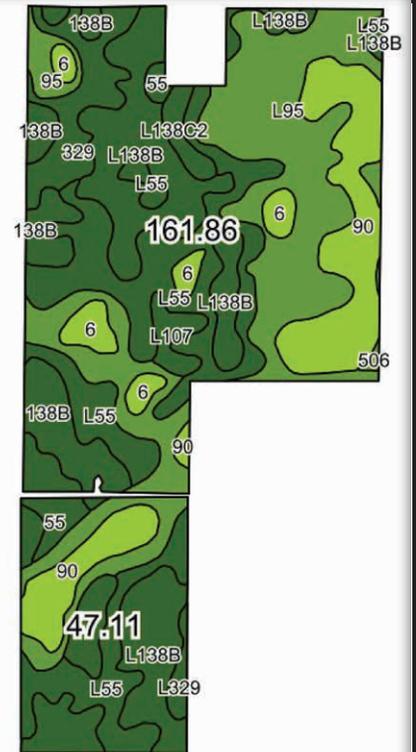
**Corn Base:** 104.90

**Soybean Base:** 104.80

**PLC Yield:** 154

**PLC Yield:** 42

### MORE INFO ONLINE



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	52.44	25.2%		llw	75
L55	Nicollet loam, 1 to 3 percent slopes	42.78	20.5%		le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	37.02	17.7%		lle	88
90	Okoboji mucky silt loam, 0 to 1 percent slopes	26.88	12.9%		lllw	56
138B	Clarion loam, 2 to 6 percent slopes	17.86	8.5%		lle	89
329	Webster-Nicollet complex, 0 to 3 percent slopes	9.72	4.7%		llw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.79	3.2%		lllw	59
55	Nicollet clay loam, 1 to 3 percent slopes	5.24	2.5%		lw	89
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.80	1.3%		llw	88
95	Harps clay loam, 0 to 2 percent slopes	2.64	1.3%		llw	72
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.40	1.1%		llle	83
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	1.97	0.9%		llw	89
506	Wacousta silt loam, 0 to 1 percent slopes	0.43	0.2%		lllw	74

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\*On Tillable Acres

**Weighted Average 80.1\***



 **LAND**  
**IS OUR BRAND**  
**WHITAKER MARKETING GROUP**



**FARM | RECREATIONAL | PASTURE | INVESTMENT**