



80± ACRES Sec 27-94N-19W 85.2 CSR2 ON TILLABLE ACRES

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Location of Land: Located 1.6 miles West of Dougherty, IA.

Taxes: \$2,498 Estimated

Tillable Acres: 71.39+/- acres (Surety Maps)

Zoning: A-1 Ag

Farm Tenancy: The Farm is rented for the 2025 crop season. The Buyer will be entitled to receive the second rental payment of

\$9,625, which is due on December 1, 2025. **Total CRP Acres:** 3.2 acres - Total \$912 Annually

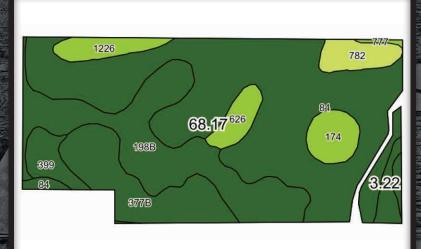
Contract	Acres	\$/AC	Annual Payment	Start Date	End Date	Years Left
11541B	0.60	\$220	\$132	05-01-2020	09-30-2030	5
12053	2.60	\$300	\$780	10-01-2024	09-30-2034	9

FSA Number: #8922 FSA Tract Number: #6564 FSA Farmland Acres: 75.98 +/-FSA Cropland Acres: 75.98 +/-

HEL & Wetlands: NHEL **Total Base Acres:** 72.78

Corn Base: 36.49 PLC Yield: 154 Soybean Base: 36.29 PLC Yield: 40





Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
84	Clyde silty clay loam, 0 to 3 percent slopes	35.18	49.2%		llw	88
198B	Floyd loam, 1 to 4 percent slopes	16.33	22.9%		llw	89
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.17	11.4%		lle	94
174	Bolan loam, 0 to 2 percent slopes	2.51	3.5%		lls	70
782	Donnan loam, 0 to 2 percent slopes	2.34	3.3%		llw	48
399	Readlyn silt loam, 1 to 3 percent slopes	2.19	3.1%		lw	91
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.14	3.0%		lls	59
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	1.93	2.7%		lls	53
83B	Kenyon loam, 2 to 5 percent slopes	0.41	0.6%		le	90
777	Wapsie loam, 0 to 2 percent slopes	0.19	0.3%		lls	51

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Weighted Average 85.2*

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract(s) of land.

One Chance Sealed Bids: Written bids will be received at the office of Whitaker Marketing Group, on or before April 11th, 2025 at 5 PM CST, and all bidders will be notified of receipt. Sellers will be given until Monday, April 14th, 2025 to review offers and make their decision. No other bidding round will be performed. This is a one-chance sealed bid. Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to info@wmgauction.com.

Bids should be for the total price, not per acre.

Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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.

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: Upon the conclusion of the bidding, the chosen 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 Brekken, Wynia & Hyland Trust Account.

Closing: Jason Hyland, attorney at Brekken, Wynia & Hyland, P.C., will be the closing attorney. The sale closing is on May 26th, 2025, 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, 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 or notices made on auction day by the auctioneer and/or auction company 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 Submission: Please visit our website to register if choosing to submit your offer online. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, 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/offer 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): Estate of Doris May Knueppel



WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

SEALED BID FARMLAND AUCTION

APRIL

11
5:00 PM

SEALED BIDS DUE:

FRIDAY APRIL 11, 2025 5:00 PM

80± ACRES
OFFERED AS 1 TRACTS

AUCTION INFORMATION:

Written bids due to
Whitaker Marketing Group,
101 US Hwy 69 Huxley, IA 50124
or emailed to info@wmgauction.com





Jay Brower BROKER ASSOCIATE

SKUKEK ASSUCIATE

641.580.4070



David & Ann Whitaker

WHITAKER MARKETING GROUP AUCTIONEERS/REAL ESTATE AGENTS

515.996.5263

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

