FARMLAND FOR SALE







TRACT 1

80± ACRES

Sec 4-82N-21W

87.6 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.7 miles North of Collins, Iowa.

Taxes: \$3,026.00 Estimated Tillable Acres: 76.39 (Surety Maps)

Zoning: A-1 Aq

Farm Tenancy: The farm is rented for the 2025 season. The new buyer will receive the September payment.

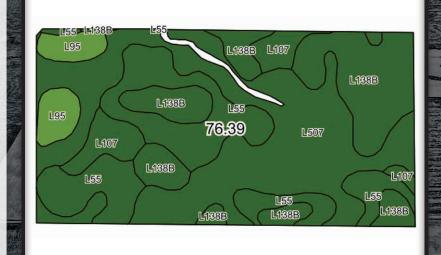
Agent Field Overview: Tract 1 (on Hwy. 65) generally produces stronger yields than Tract 2 (the farm off E63). It's not uncommon to see 225 bushels per acre of corn and 50-60 bushels per acre of soybeans on either field. Commercial fertilizer has been applied based on grid sampling to optimize yields. For any investor buyers, the current tenant has taken excellent care of the land and would be happy to continue farming it.

FSA Number: #8263 FSA Tract Number: #9570 FSA Farmland Acres: 77.36 +/-FSA Cropland Acres: 77.36 +/-

HEL & Wetlands: NHEL and does not contain a Wetland

Total Base Acres: 68.40

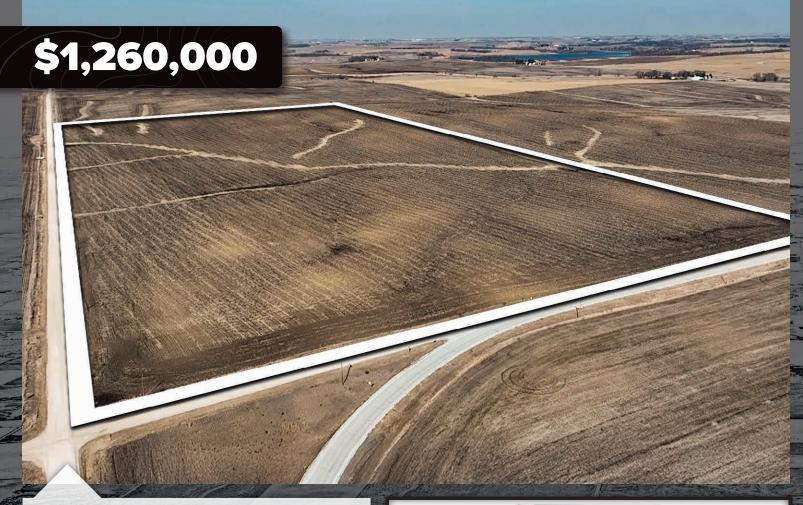
Corn Base: 42.90 PLC Yield: 161 Soybean Base: 25.50 PLC Yield: 44



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	30.30	39.7%		llw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.67	24.4%		lle	88
L55	Nicollet loam, 1 to 3 percent slopes	18.42	24.1%		le	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.01	6.6%		llw	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.99	5.2%		llw	75

Weighted Average 87.6*





TRACT 2

80± ACRES

Sec 14-82N-21W

88.1 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.1 miles Northeast of Collins, Iowa.

Taxes: \$3,008.00 Estimated
Tillable Acres: 72.05 (Surety Maps)

Zoning: A-1 Aq

Farm Tenancy: The farm is rented for the 2025 season. The new buyer will receive the September payment.

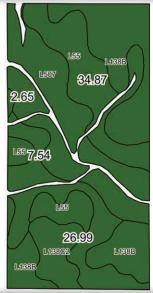
Agent Field Overview: Tract 1 (on Hwy. 65) generally produces stronger yields than Tract 2 (the farm off E63). It's not uncommon to see 225 bushels per acre of corn and 50-60 bushels per acre of soybeans on either field. Commercial fertilizer has been applied based on grid sampling to optimize yields. For any investor buyers, the current tenant has taken excellent care of the land and would be happy to continue farming it.

FSA Number: #8263 FSA Tract Number: #186 FSA Farmland Acres: 76.14 +/-FSA Cropland Acres: 76.14 +/-

HEL & Wetlands: NHEL and does not contain a Wetland

Total Base Acres: 69

Corn Base: 49.70 PLC Yield: 161 Soybean Base: 19.30 PLC Yield: 44



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.98	27.8%		lle	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.99	26.4%		llw	87
L55	Nicollet loam, 1 to 3 percent slopes	16.60	23.0%		le	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.55	16.0%		llw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded slopes	4.93	6.8%		IIIe	83

© AgriData, Inc 2025

*On Tillable Acres

Weighted Average 88.1*





TERMS & CONDITIONS

Sales Method: The real estate will be offered as 2 tracts 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.

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 Doran Law Trust Account.

Closing: Ben Doran, attorney at Doran Law Firm, will be the closing attorney. 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): Lawrence A Hamre Revocable Living Trust



WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

FARMLAND FOR SALE

160± ACRES
OFFERED AS 2 TRACTS



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

