





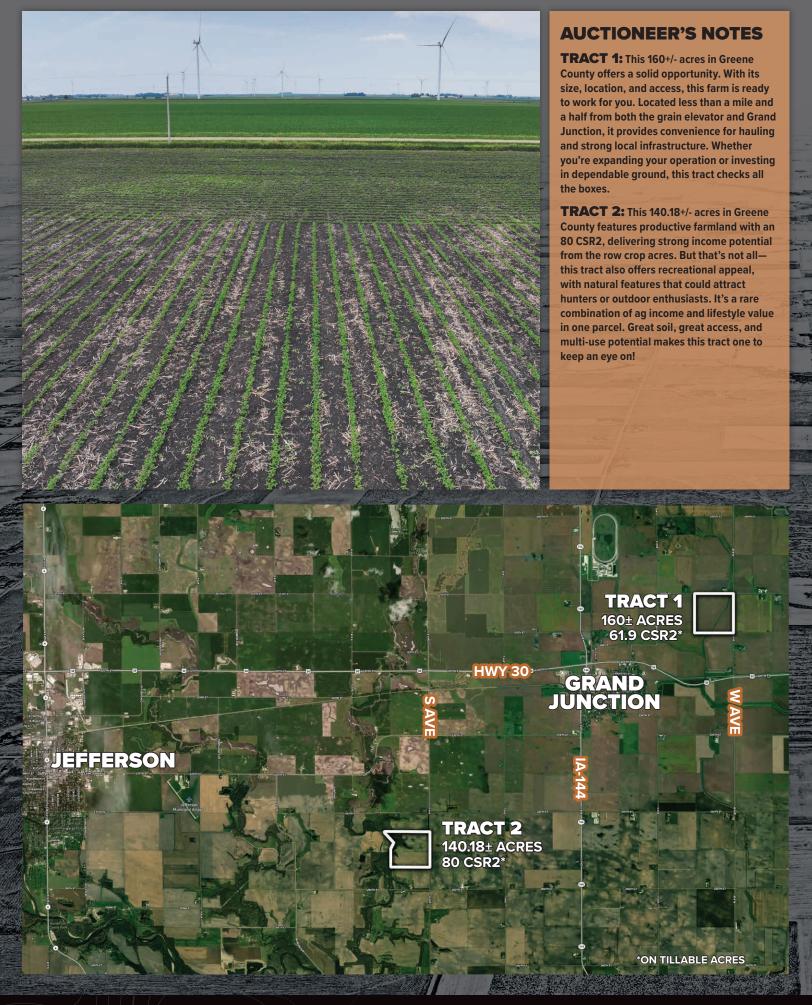
300.18± ACRES
OFFERED AS 2 TRACTS

**AUCTION LOCATION:** 

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

TRACT 1 160± ACRES 61.9 CSR2 ON TILLABLE ACRES







## TRACT 1

### 160± ACRES

Sec 34-84N-29W

**61.9 CSR2 ON TILLABLE ACRES** 

Location of Land: Located 1.5 miles Northeast of Grand Junction, IA

Taxes: \$4,688.00 Estimated
Tillable Acres: 148.72+/- acres

Zoning: A-1 Ag

**Farm Tenancy:** The seller will be keeping the 2025 rent payments for both tracts. Both tracts will be open for the 2026 crop season.

FSA Number: #952 (Tract 1, 2) FSA Tract Number: #1782 FSA Farmland Acres: 153.85 +/-FSA Cropland Acres: 148.72+/-

HEL & Wetlands: NHEL Total Base Acres: 148.40

Corn Base: 75.70 PLC Yield: 139 Soybean Base: 72.70 PLC Yield: 38



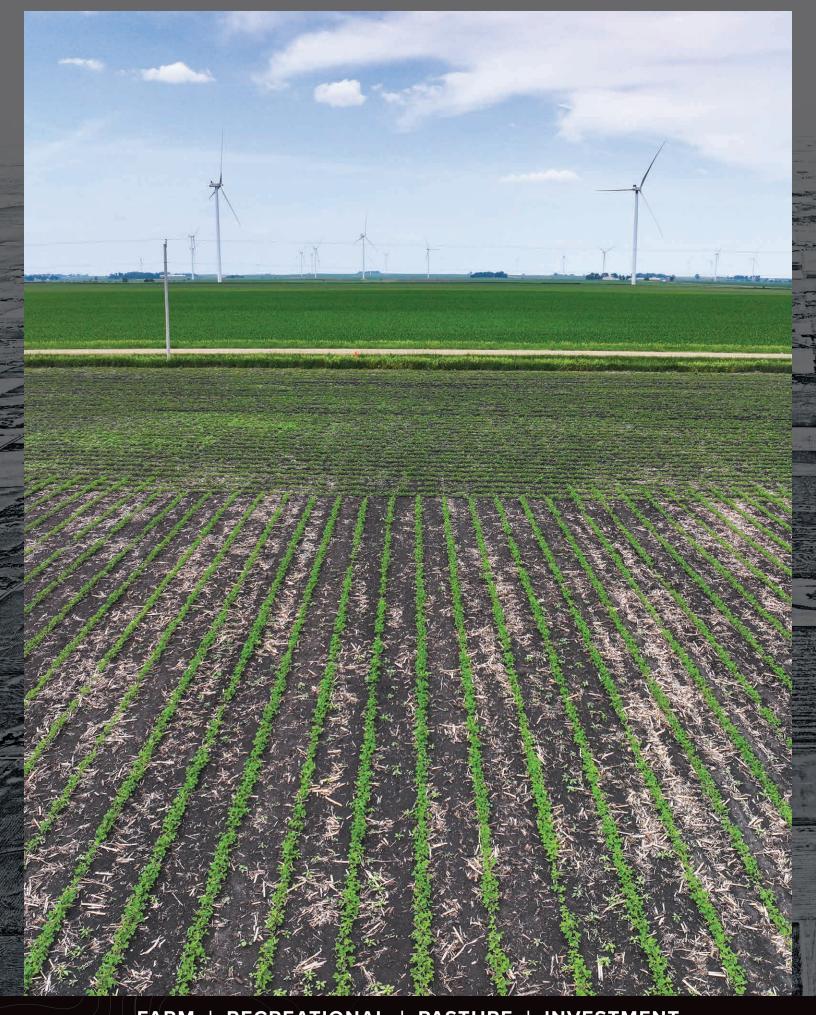


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
259	Biscay clay loam, 0 to 2 percent slopes	46.09	31.0%		llw	52
135	Coland clay loam, 0 to 2 percent slopes, occasionally, flooded	23.38	15.7%		llw	76
658	Mayer loam, 0 to 2 percent slopes	22.96	15.4%		llw	54
203	Cylinder loam, 0 to 2 percent slopes	15.43	10.4%		lls	58
879	Fostoria loam, 0 to 2 percent slopes	15.19	10.2%		lw	94
34B	Estherville sandy loam, 2 to 6 percent slopes	10.23	6.9%		IIIs	27
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	7.39	5.0%		llw	87
108B	Wadena loam, 2 to 6 percent slopes	4.60	3.1%		lle	52
878	Ocheyedan loam, 0 to 2 percent slopes	2.96	2.0%		le	92
L55	Nicollet loam, 1 to 3 percent slopes	0.49	0.3%		le	91

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\*On Tillable Acres

Weighted Average 61.9\*





# TRACT 2 140.18± ACRES

Sec 13-83N-30W

**80 CSR2 ON TILLABLE ACRES** 

Location of Land: Located 2.7 miles Southwest of Grand Junction, IA

Taxes: \$4,772.00 Estimated Tillable Acres: 106.07+/- acres

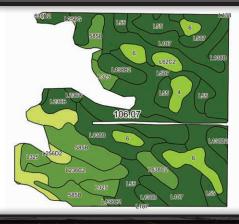
Zoning: A-1 Ag

Farm Tenancy: The seller will be keeping the 2025 rent payments for both tracts. Both tracts will be open for the 2026 crop season. Gas Pipelines: On Tract 2, there are two Northern Natural Gas

pipelines that run through the farm. They are: IAB64001 - 3-inch Jefferson A Branch Line IAB64002 - 4-inch Jefferson B Branch Line

**FSA Number:** #952 (Tract 1, 2) FSA Tract Number: #1783 FSA Farmland Acres: 134.95 +/-FSA Cropland Acres: 110.61 +/-**HEL & Wetlands:** NHEL **Total Base Acres: 110.60** 

Corn Base: 56 Soybean Base: 54.60 PLC Yield: 139 PLC Yield: 38



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.60	16.6%		lle	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	14.99	14.1%		llw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.51	11.8%		llw	88
585B	Coland-Spillville complex, 1 to 5 percent slopes	10.08	9.5%		llw	74
L55	Nicollet loam, 1 to 3 percent slopes	10.06	9.5%		le	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.21	5.9%		Illw	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.96	5.6%		IIIe	83
L256D2	Lester-Storden complex, Bemis moraine, 10 to 16 percentslopes, moderately eroded	5.68	5.4%		IVe	45
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.01	4.7%		IIIe	77
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	4.41	4.2%		le	78
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	4.24	4.0%		lle	85
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.27	2.1%		IIIe	75
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	1.92	1.8%		lle	85
4	Knoke silty clay loam, 0 to 1 percent slopes	1.81	1.7%		Illw	56
L236C	Lester loam, Bemis moraine, 6 to 10 percent slopes	1.63	1.5%		IIIe	81
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.38	1.3%		IIIe	64
L256G	Lester-Belview complex, Bemis moraine, 22 to 40 percent slopes	0.17	0.2%		VIIe	9
639D2	Salida-Storden complex, 9 to 14 percent slopes, moderately eroded	0.14	0.1%		IVe	26

\*On Tillable Acres

Weighted Average 80\*

### TERMS & CONDITIONS

**Auction Sales Method:** The real estate will be offered as 2 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:** On Tract 2, there is an easement with Interstate Power and Light Company for the electrical lines. Also on Tract 2, there is a blanket easement with Northern Natural Gas for two pipelines.

**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 October 20th, 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): Wertz Family Trust







# WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

**GREENE COUNTY, IOWA** 

# FARMLAND AUCTION



**THURSDAY SEPTEMBER 4, 2025** 10:00 AM

300.18± ACRES

**OFFERED AS 2 TRACTS** 

**AUCTION LOCATION** 

**GRAND JUNCTION COMMUNITY CENTER** 

212 MAIN STREET EAST, GRAND JUNCTION, IA, 50107



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

515.996.5263





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