

BREMER COUNTY, IOWA

FARMLAND FOR SALE

\$2,194,300

219.43± ACRES

74.6 CSR2 ON TILLABLE ACRES



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
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LAND INFORMATION AND TERMS AND CONDITIONS

Bremer County, Iowa Farmland For Sale:

Whitaker Marketing Group, is honored to present this 219.43+/- acre tract of land for sale in Bremer County.

This property is in a good location and includes pattern tiling. The property is composed of one tract of land totaling 219.43+/- acres, more or less, in Sec 25-92N-14W.

Highlights:

- Good Location
- Good CSR
- Pattern Tiled

Directions to the Farms:

From Waverly, head East on 2nd Ave NE for 0.5 miles. Take a slight left on 10th St NE for 0.2 miles. Then continue onto Bremer Rd for 1 mile. Continue onto 212th St for 0.5 miles. Then turn left onto Garden Ave for 0.8 miles. The property will be on the West (left) side of the road.

Location of Land:

Located 2.5 miles Northeast of Waverly, Iowa

Legal Description:

Sec 25-92N-14W, Parcel IDs: (0525200006, 0525200002, 0525200003, 0525200009, 0525400001, 0525400003)

Taxable Acres: 219.43

Taxes: \$6,530 Estimated

Tillable Acres: 200.17 (Surety Maps)

CSR2: 74.6 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is rented out for the 2025 crop season.

FSA Number: #6067

FSA Tract Number: #12342

FSA Farmland Acres: 219.82 +/-

FSA Cropland Acres: 203.93 +/-

HEL & WETLANDS: NHEL and HEL

Total Base Acres: 168.80 +/-

Corn Base: 110.90 +/-

PLC Yield: 172

Soybean Base: 51.90 +/-

PLC Yield: 54

Oat Base: 6.00 +/-

PLC Yield: 59

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.

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be prorated to the day of closing.

Contract and Title: Immediately upon the acceptance of the offer, the successful buyer(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 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): Larchdale Farm LLC

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MORE INFORMATION AT

IOWALANDGUY.COM



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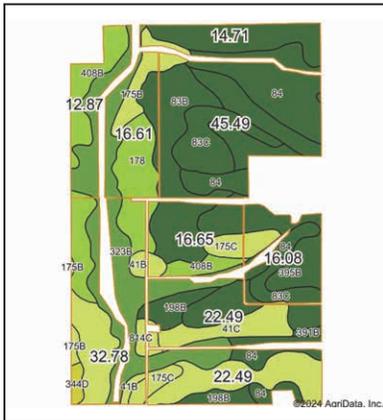


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TILLABLE SOIL MAP

State: Iowa
County: Bremer
Location: 25-92N-14W
Acres: ±200.17



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
323B	Fort Dodge loam, 2 to 5 percent slopes	27.83	14.0		lle	79
84	Clyde silty clay loam, 0 to 3 percent slopes	25.63	12.8		llw	88
83B	Kenyon loam, 2 to 5 percent slopes	25.19	12.6		lle	90
198B	Floyd loam, 1 to 4 percent slopes	23.28	11.6		llw	89
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	17.71	8.8		llle	50
41C	Sparta loamy sand, 5 to 9 percent slopes	15.14	7.6		IVs	37
395B	Marquis loam, 2 to 5 percent slopes	14.93	7.5		lle	91
83C	Kenyon loam, 5 to 9 percent slopes	14.25	7.1		llle	85
408B	Olin sandy loam, 2 to 5 percent slopes	14.08	7.0		lle	64
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	10.63	5.3		lls	69
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.88	2.9		llle	45
41B	Sparta loamy sand, 2 to 5 percent slopes	2.53	1.3		IVs	42
814C	Rockton loam, till plain, 5 to 9 percent slopes	1.44	0.7		llle	40
344D	Copaston loam, 5 to 14 percent slopes	1.10	0.5		IVs	9
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.55	0.3		llw	87

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*Tillable Acres

Weighted Average 74.6*



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101 US 69, Huxley, Iowa 50124

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