

WASHINGTON & LOUISA COUNTY, IOWA

FARMLAND AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DALE E. ROBERTS, INC., ERIC ROBERTS, & HILLTOP ACRES, INC.



902.25±
SURVEYED ACRES
OFFERED AS 14 TRACTS

AUCTION LOCATION:
WASHINGTON COUNTY
CONSERVATION EDUCATION CENTER
2943 HIGHWAY 92, AINSWORTH, IA 52201



Greg Koch | 319.461.7646 | wmgauktion.com

902.25± SURVEYED ACRES

OFFERED AS 14 TRACTS

Whitaker Marketing Group is proud to present the 902.25± acre Iowa farmland estate of the late Dale and Maurine Roberts — also known as the properties of Dale E. Roberts, Inc., Eric Roberts, and Hilltop Acres, Inc. — located just east of Ainsworth, Iowa.

Dale Roberts, a respected businessman, was widely recognized for his exceptional land stewardship and forward-thinking farming practices, including pioneering no-till farming, precision pattern tiling, strategic terracing, and advanced fertility management.

Now offered in 14 distinct tracts, this extraordinary property showcases a diverse range of features and opportunities, such as:

- Prime Investment Opportunities
- Highway 92 Frontage with Hard Surface Road Access
- Premium Building Site Locations
- Highly Productive Iowa Soils
- Recreational Land Potential
- Livestock Production Facilities
- On-Site Grain Storage & Handling Systems
- Rural Acreages & Living Quarters
- Shops, Service Buildings, and Storage Options
- Multiple Wells & Reliable Water Sources
- Commercial Development Potential
- Proximity to Potential Railroad Access
- Rich Local History & Community Ties
- Fantastic Neighbors & Supportive Agricultural Community
- Excellent Farm-to-Market Road Access Across All Tracts

Whether you are seeking income-producing farmland, development land, recreational acreage, or a combination of uses, this one-of-a-kind offering provides a rare chance to secure a significant piece of Washington and Louisa County, Iowa farmland.



*SURVEYED ACRES

FSA INFORMATION: (156 Farm Record)

FSA#	FSA Tract #	Auction Tracts	Farmland Acres	Cropland Acres	HEL / NHEL	Corn Base / Yield	Soybean Base / Yield	Wheat Base / Yield	Total Base Acres
4802	10228	1, 2, 3	151.46	145.92	HEL	91.09 / 159	50.45 / 53	—	141.54
	9444	9	9.12	9.12	NHEL	5.30 / 159	3.50 / 53	0.30 / 34	9.10
	9443	10, 11	167.67	151.66	HEL	89.90 / 159	51.60 / 53	3.70 / 34	145.20
5809	11595	6	24.43	22.46	HEL	—	—	—	—
6317	11084	13, 14	7.53	0.66	HEL	0.40 / 145	0.20 / 52	—	0.66
6318	11085	3, 4, 5, 6, 7, 8, 13, 14	403.99	386.91	HEL	276.74 / 158	96.81 / 52	—	373.55
	8485	12	121.10	121.10	NHEL	74.71 / 158	46.02 / 52	—	120.73

CRP INFORMATION:

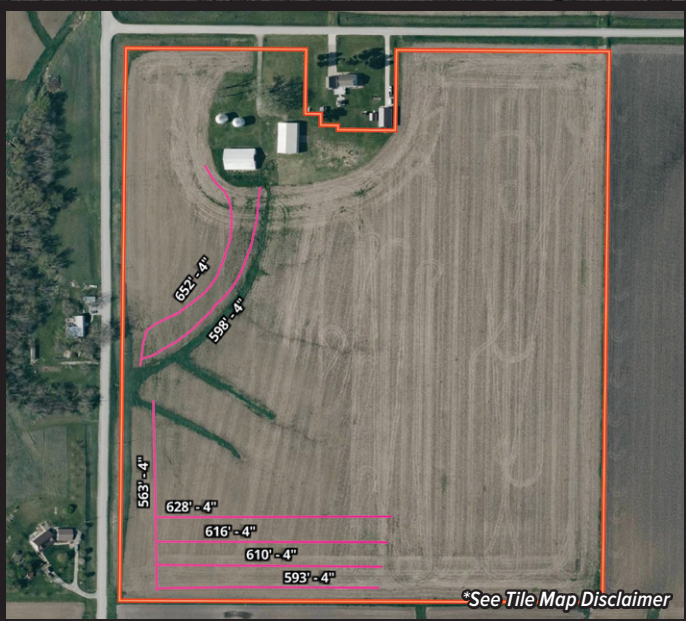
Tract(s)	Contract #	Acres	\$ / Acre	Annual Payment	Start Date	End Date	Years Left
2	12510	4.38	\$166.66	\$730	10-01-2020	09-30-2030	5
2-6	12072 (Cont.)	6.57	\$216.00	\$1,419	10-01-2019	09-30-2029	4
2-6	12505 (General)	6.79	\$179.65	\$1,220	10-01-2020	09-30-2030	5
10	10219	5.40	\$238.67	\$1,289	10-01-2013	09-30-2028	3





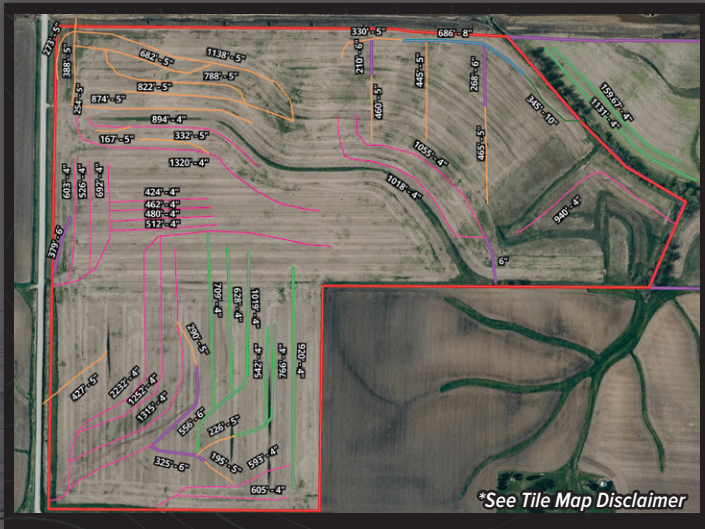
TRACT 1
45.63± SURVEYED ACRES
Sec 23-75N-06W
84.4 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.1 miles East of Ainsworth, Iowa
Taxes: \$1,777.84 Estimated
Tillable Acres: 39.53+/- acres
Zoning: A-1 Ag
Farm Tenancy: The farm is open for the 2026 crop season.
Buildings: 1968 Steel Utility Building: 48 x 80
 1950 Utility Building: 54 x 80
Grain Bins: 1970: 6,000 bu; 1965: 6,000 bu
Well: There is a well under the windmill frame. It has not been used for 20 years.

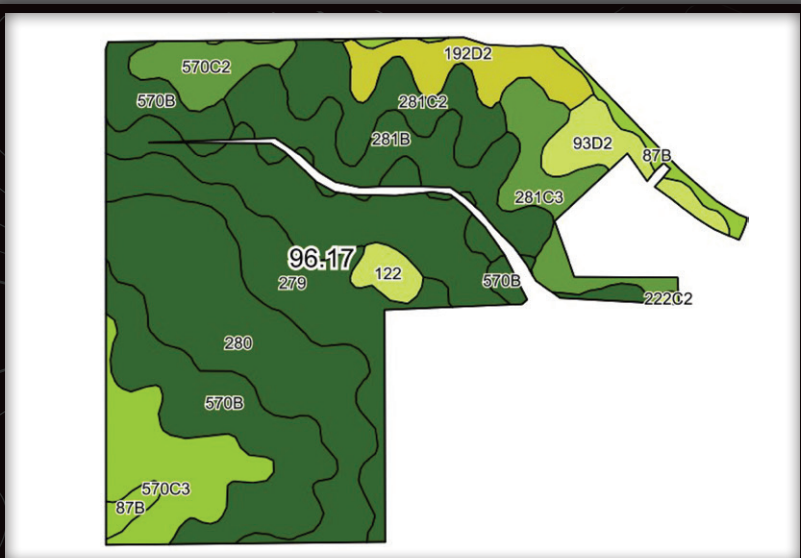


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	19.79	50.1%		Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	10.12	25.6%		Ile	91
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.62	14.2%		IIw	40
279	Taintor silty clay loam, 0 to 2 percent slopes	2.64	6.7%		IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	1.36	3.4%		Ile	81

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*See Tile Map Disclaimer



TRACT 2

116.25± SURVEYED ACRES

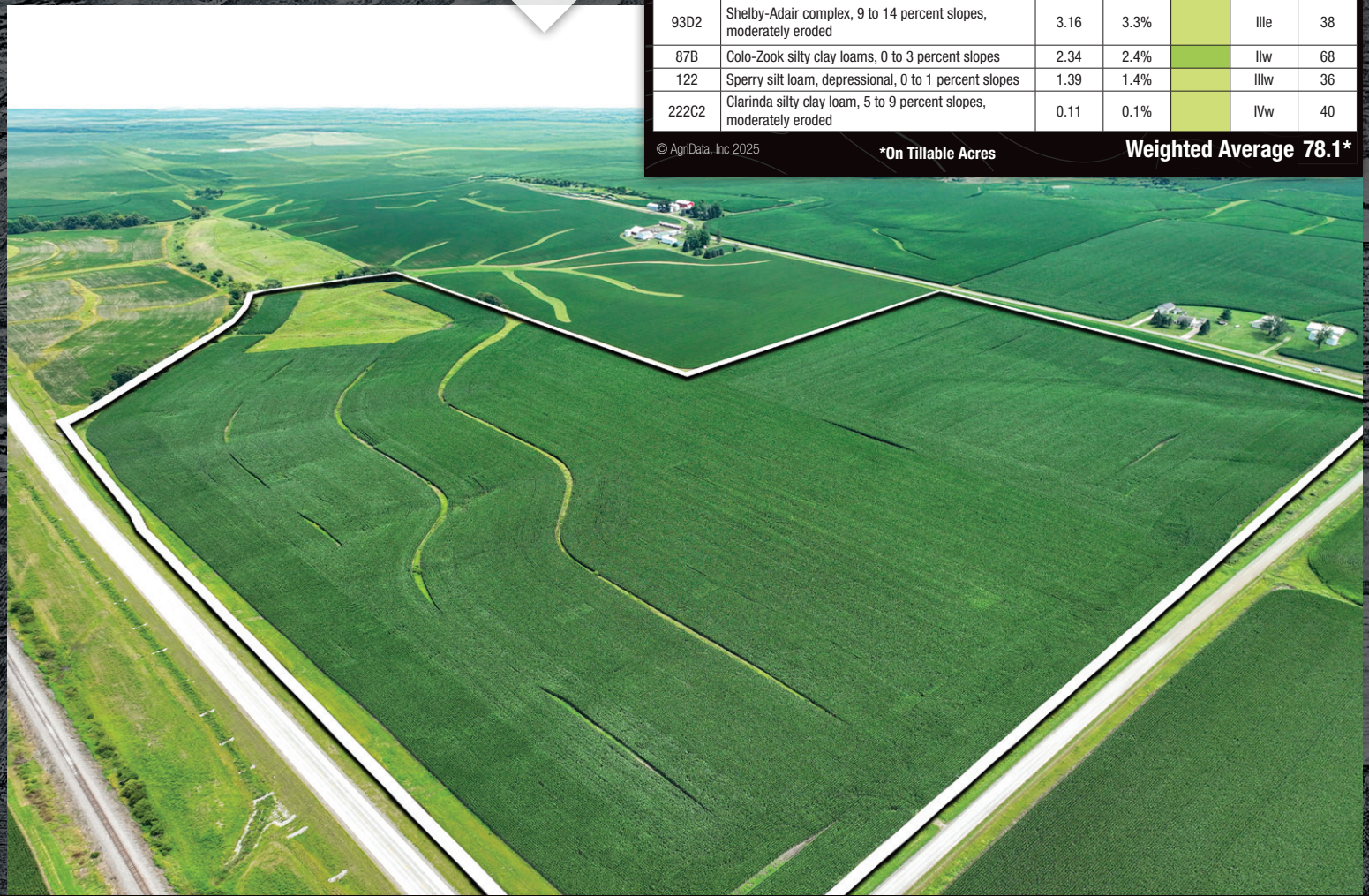
Sec 23, 24-75N-06W

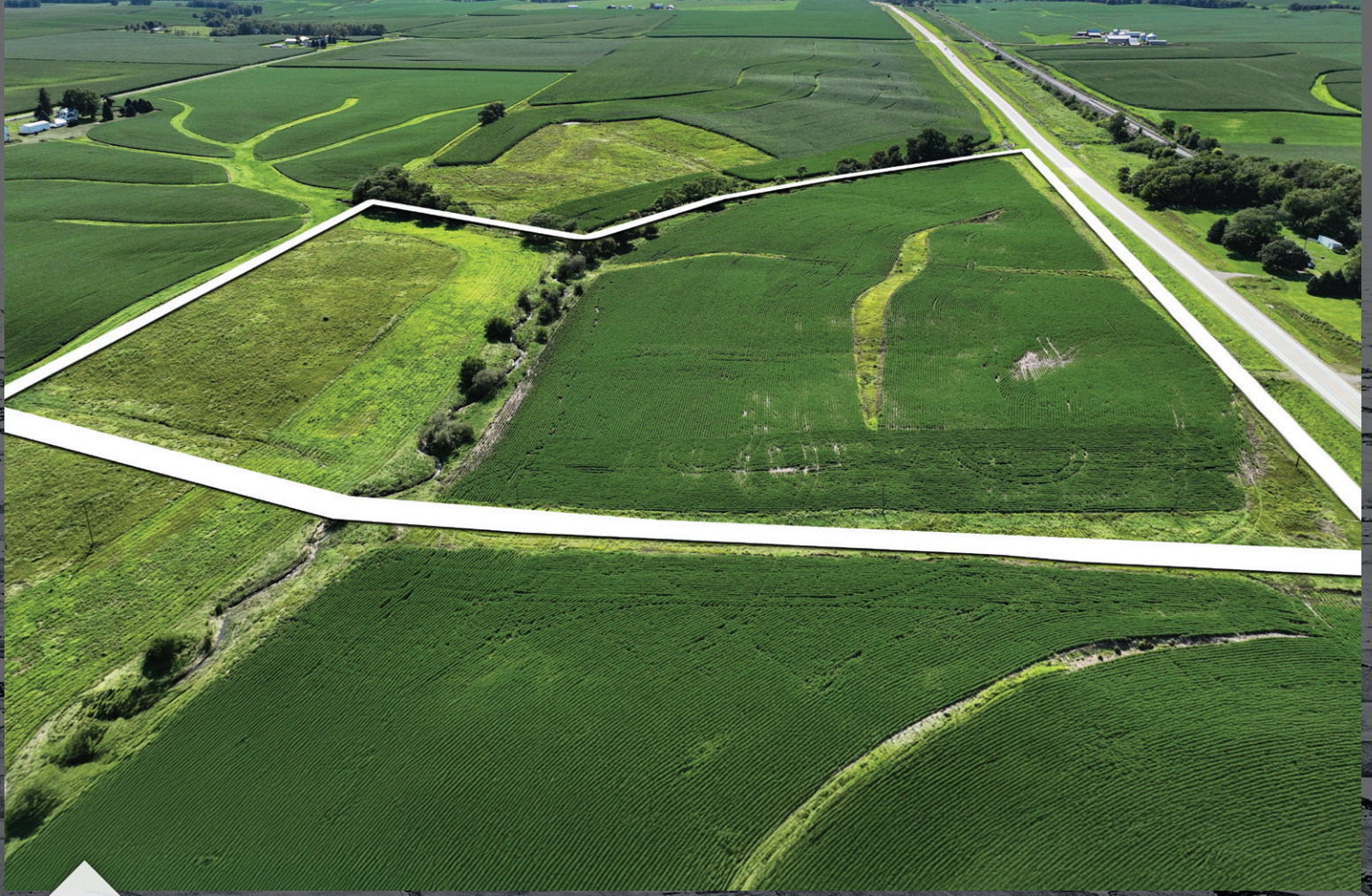
78.1 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.5 miles East of Ainsworth, Iowa
Taxes: \$3,890.16 Estimated
Tillable Acres: 96.17+/- acres
Zoning: A-1 Ag
Farm Tenancy: The farm is open for the 2026 crop season.

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	27.83	28.9%		lw	94
570B	Nira silty clay loam, 2 to 5 percent slopes	15.02	15.6%		lle	81
279	Taintor silty clay loam, 0 to 2 percent slopes	10.37	10.8%		llw	83
281B	Otley silty clay loam, 2 to 5 percent slopes	9.06	9.4%		lle	91
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	7.29	7.6%		IVe	64
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	6.31	6.6%		llle	82
281C3	Otley silty clay loam, 5 to 9 percent slopes, severely eroded	5.08	5.3%		IVe	74
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	4.87	5.1%		IVe	12
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.34	3.5%		llle	71
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.16	3.3%		llle	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	2.34	2.4%		llw	68
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.39	1.4%		lllw	36
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		IVw	40

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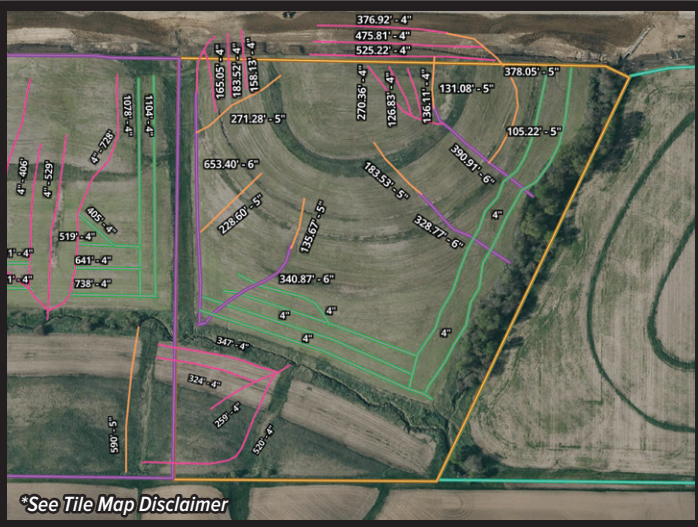
TRACT 3
34.87± SURVEYED ACRES
Sec 23, 24-75N-06W
72.1 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.6 miles East of Ainsworth, Iowa
Taxes: \$886.69 Estimated
Tillable Acres: 21.84+/- acres
Zoning: A-1 Ag
Farm Tenancy: Open for the 2026 season.



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	7.87	36.0%		Ille	82
281B	Otley silty clay loam, 2 to 5 percent slopes	4.84	22.2%		Ile	91
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	4.56	20.9%		Ilw	68
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.60	11.9%		IVw	40
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.97	9.0%		Ille	38

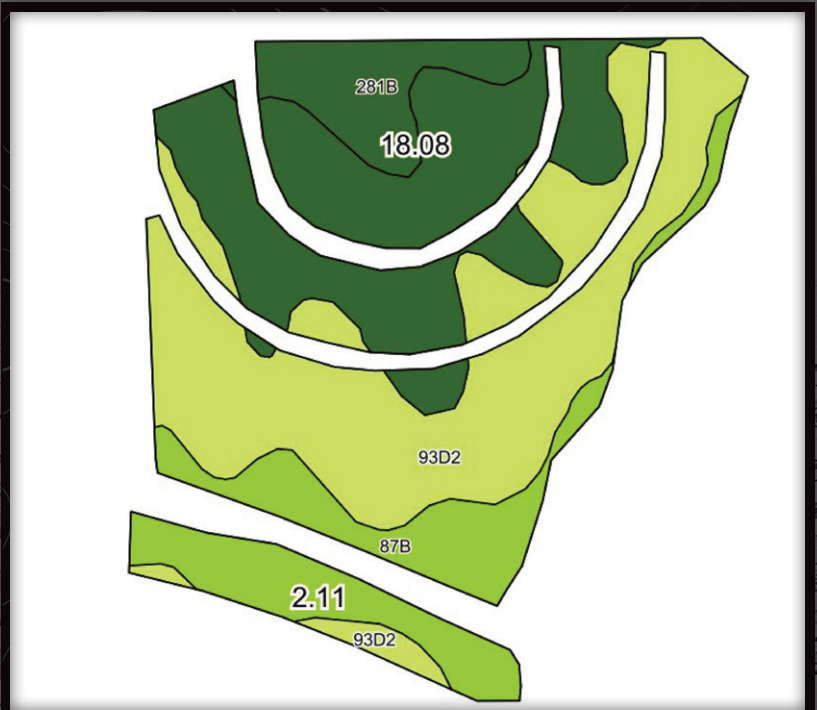
© AgriData, Inc 2025 *On Tillable Acres **Weighted Average 72.1***



*See Tile Map Disclaimer

TRACT 4
30.83± SURVEYED ACRES
Sec 24-75N-06W
61.7 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.8 miles East of Ainsworth, Iowa
Taxes: \$732.47 Estimated
Tillable Acres: 20.19+/- acres
Zoning: A-1 Ag
Farm Tenancy: The farm is open for the 2026 crop season.



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.43	41.7%		Ille	38
281C2	Nira silty clay loam, 2 to 5 percent slopes	6.23	30.9%		Ille	82
87B	Taintor silty clay loam, 0 to 2 percent slopes	3.90	19.3%		Ilw	68
281B	Otley silty clay loam, 2 to 5 percent slopes	1.63	8.1%		Ille	91

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*On Tillable Acres

Weighted Average 61.7*

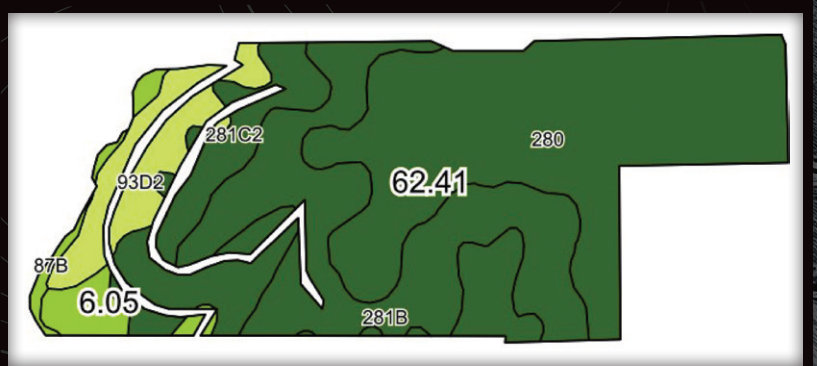


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TRACT 5
82.34± SURVEYED ACRES
Sec 24-75N-06W
85.1 CSR2 ON TILLABLE ACRES

Location of Land: Located 3.1 miles East of Ainsworth, Iowa
Taxes: \$3,555.08 Estimated
Tillable Acres: 69.34+/- acres
Zoning: A-1 Ag
Farm Tenancy: Open for the 2026 season.



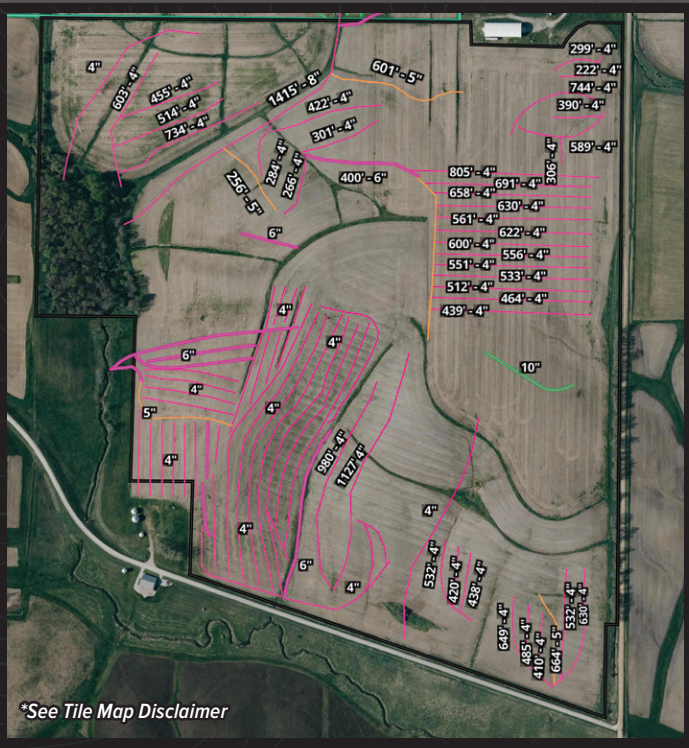
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	29.97	43.7%		lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.33	26.8%		lle	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	11.73	17.1%		llle	82
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	5.46	8.0%		llle	38
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	1.96	2.9%		llle	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	1.01	1.5%		llw	68

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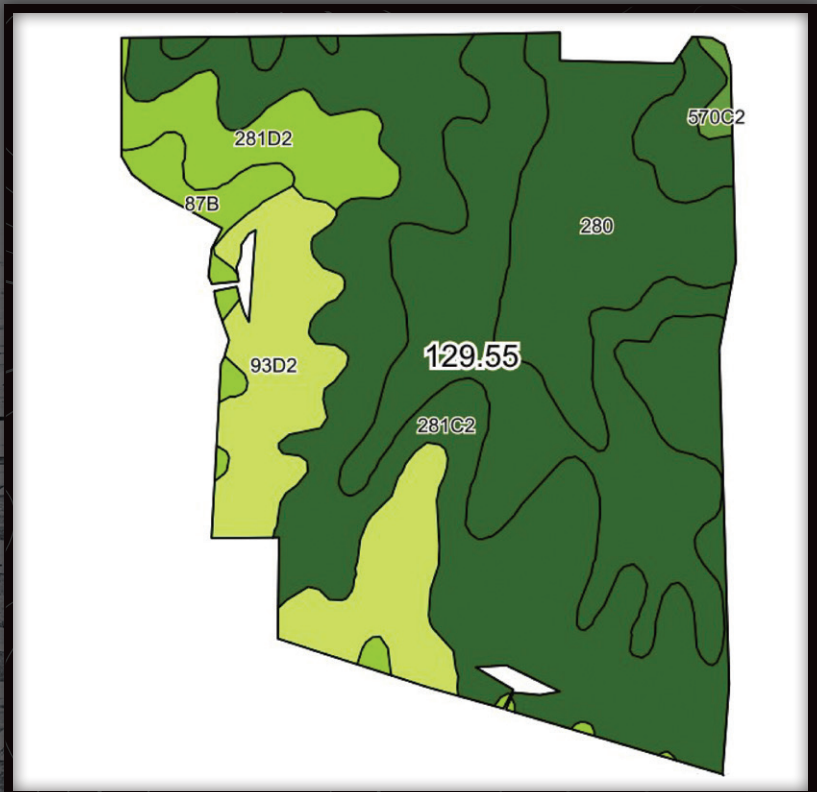
*On Tillable Acres

Weighted Average 85.1*

*See Tile Map Disclaimer



*See Tile Map Disclaimer



TRACT 6
146.43± SURVEYED ACRES
Sec 24-75N-06W
77.3 CSR2 ON TILLABLE ACRES

Location of Land: Located 3.2 miles East of Ainsworth, Iowa
Taxes: \$5,659.95 Estimated
Tillable Acres: 129.55+/- acres
Zoning: A-1 Ag
Farm Tenancy: The farm is open for the 2026 crop season.

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	48.01	37.1%		Ille	82
281B	Otley silty clay loam, 2 to 5 percent slopes	28.66	22.1%		lle	91
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	18.53	14.3%		Ille	38
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.52	14.3%		lw	94
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	7.57	5.8%		Ille	54
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	3.96	3.1%		llw	68
570B	Nira silty clay loam, 2 to 5 percent slopes	3.56	2.7%		lle	81
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.74	0.6%		Ille	71

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*On Tillable Acres

Weighted Average 77.3*

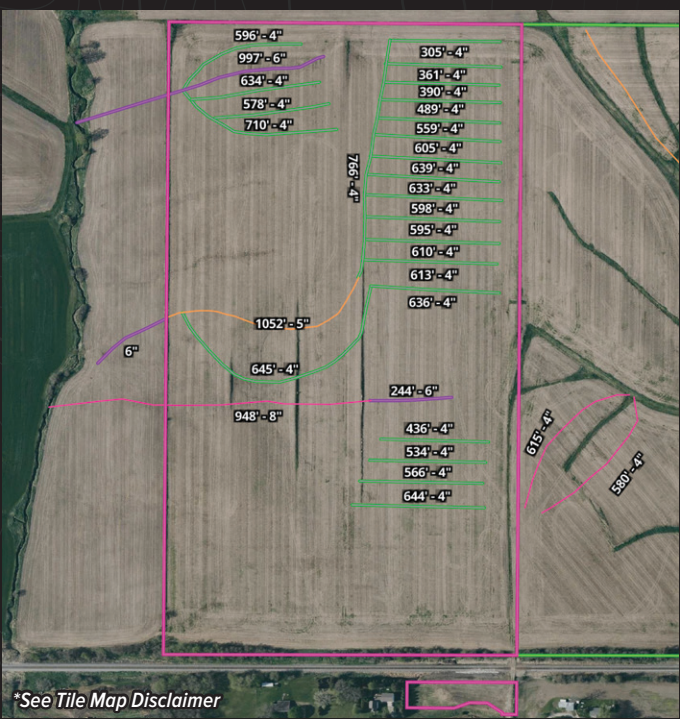


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TRACT 7
71.86± SURVEYED ACRES
Sec 13-75N-06W
84.6 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.7 miles East of Ainsworth, Iowa
Taxes: \$2,916.00 Estimated
Tillable Acres: 68.53+/- acres
Zoning: A-1 Ag
Farm Tenancy: Open for the 2026 season.
Access: There is a shared access/use easement for tract 7 and 8. This easement will be through Tract 7's driveway and will be paid for by the sellers.



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	22.46	32.9%		Iw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	18.32	26.7%		Ile	91
279	Taintor silty clay loam, 0 to 2 percent slopes	12.82	18.7%		Ilw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	8.73	12.7%		Ile	81
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.20	9.0%		IVw	40

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*See Tile Map Disclaimer



*See Tile Map Disclaimer



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
281B	Otley silty clay loam, 2 to 5 percent slopes	22.63	28.9%		Ile	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	19.32	15.6%		IIle	82
280	Mahaska silty clay loam, 0 to 2 percent slopes	7.96	10.8%		Iw	94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.40	9.4%		IIle	71
570B	Nira silty clay loam, 2 to 5 percent slopes	3.78	7.6%		Ile	81
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.08	6.6%		IIle	38
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.35	5.3%		Ilw	68
279	Taintor silty clay loam, 0 to 2 percent slopes	0.15	5.1%		Ilw	83

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*On Tillable Acres

Weighted Average 83.7*

TRACT 8

69.26± SURVEYED ACRES

Sec 13-75N-06W

83.7 CSR2 ON TILLABLE ACRES

Location of Land: Located 2.95 miles East of Ainsworth, Iowa
Taxes: \$2,750.00 Estimated
Tillable Acres: 61.67+/- acres
Zoning: A-1 Ag
Access: There is a shared access/use easement for tract 7 and 8. This easement will be through Tract 7's driveway and will be paid for by the sellers.
Farm Tenancy: Open for the 2026 season.



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TRACT 9
12.26± SURVEYED ACRES
Sec 13-75N-06W
91.7 CSR2 ON TILLABLE ACRES

Location of Land: Located 3.25 miles East of Ainsworth, Iowa
Taxes: \$308.00 Estimated
Tillable Acres: 7.16+/- acres
Zoning: A-1 Ag
Farm Tenancy: Open for the 2026 season.
Building Potential: We have confirmed with Washington County Planning and Zoning that this Tract is approved for building.
Easements: There is an access easement on the property on the gravel road with the neighbor.

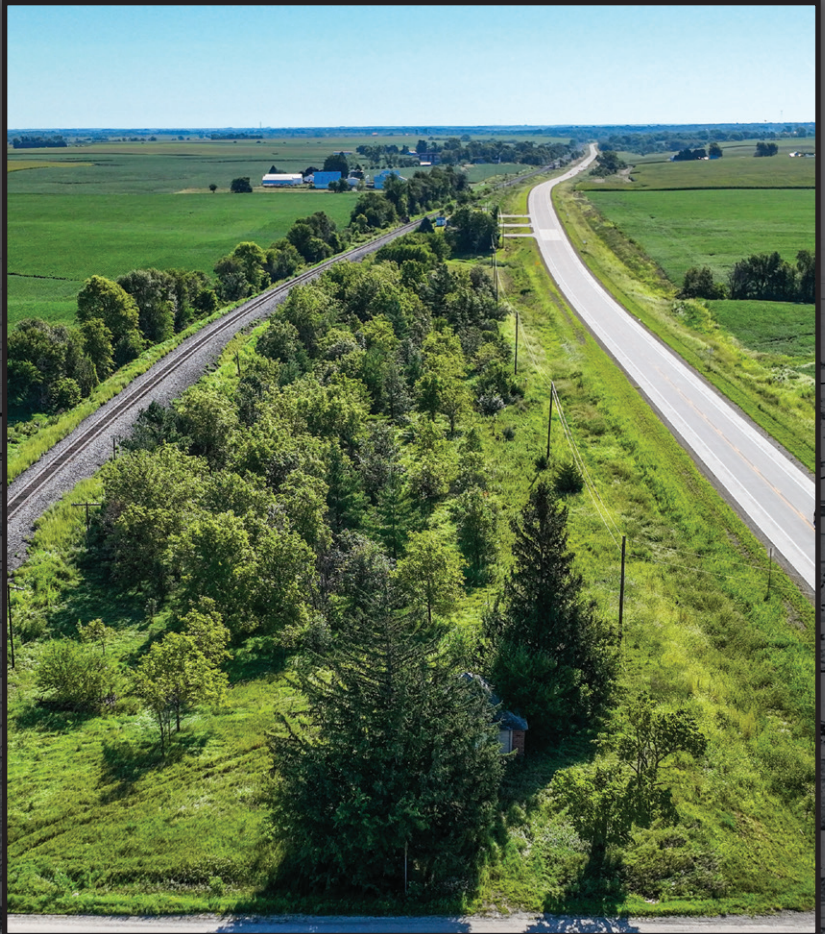


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	3.87	54.1%		lw	94
281B	Otley silty clay loam, 2 to 5 percent slopes	2.52	35.2%		lle	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.44	6.1%		lle	82
279	Taintor silty clay loam, 0 to 2 percent slopes	0.33	4.6%		llw	83

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*On Tillable Acres

Weighted Average 91.7*



TRACT 10

5.91± SURVEYED ACRES

Sec 18-75N-05W

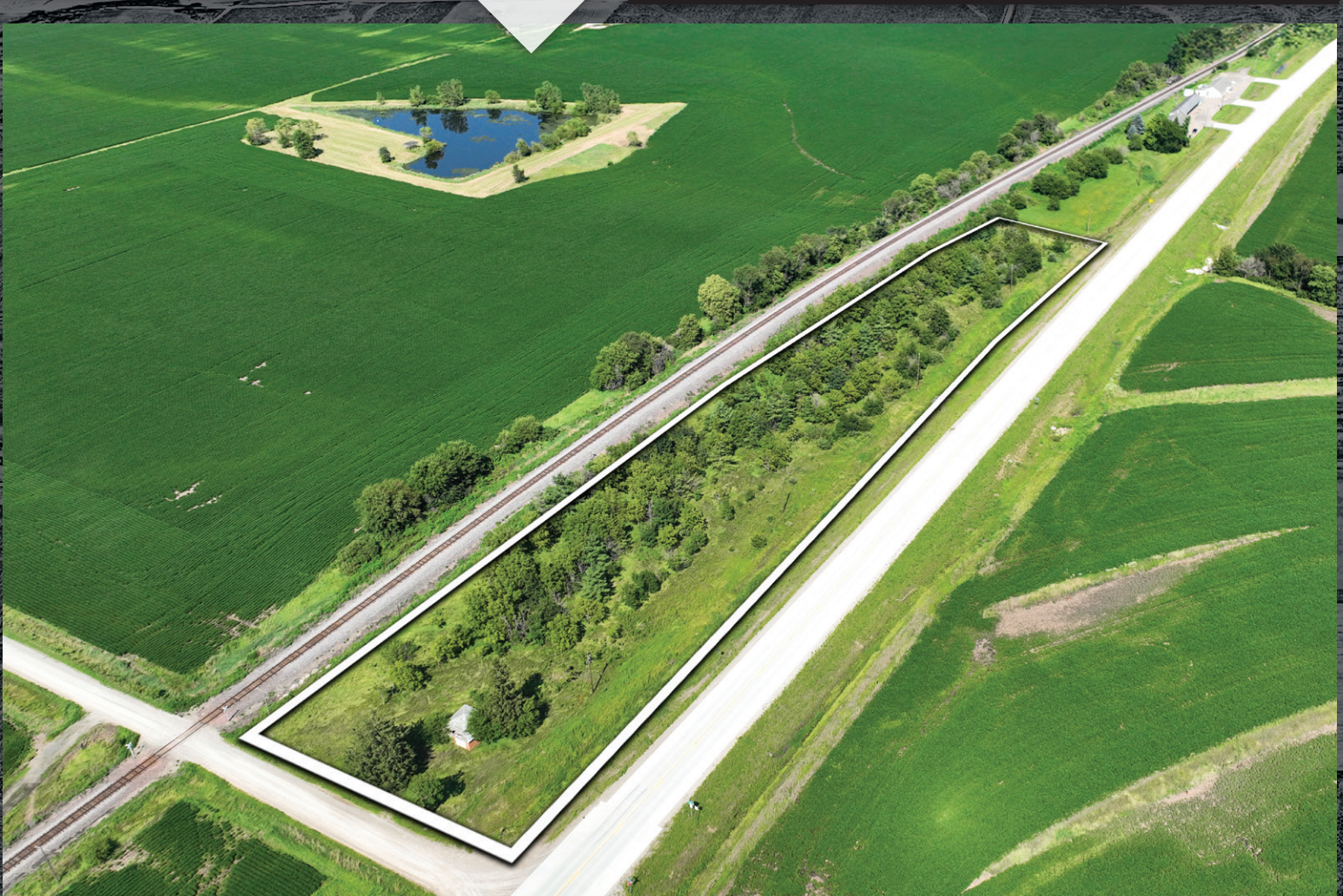
Location of Land: Located 3.6 miles East of Ainsworth, Iowa

Taxes: \$140.00 Estimated

Zoning: A-1 Ag

School District: Columbus School District

Building Potential: We have confirmed with Louisa County Planning and Zoning that this parcel is approved for building.



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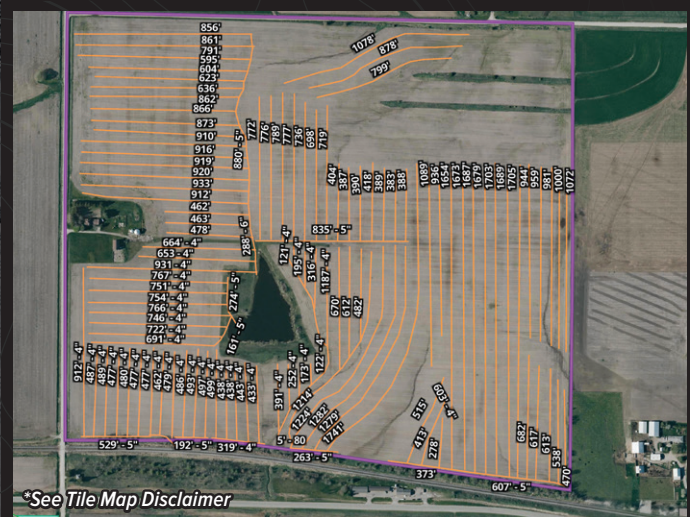
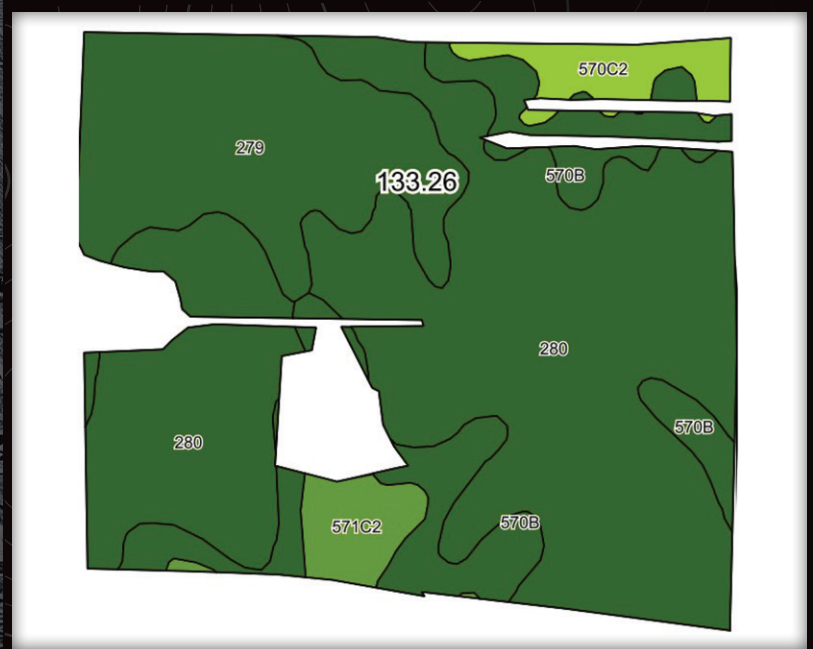
TRACT 11

152.58± SURVEYED ACRES

Sec 18-75N-05W

88.5 CSR2 ON TILLABLE ACRES

Location of Land: Located 3.6 miles East of Ainsworth, Iowa
Taxes: \$6,652.00 Estimated
Tillable Acres: 133.26 +/- acres
Zoning: A-1 Ag, Ag Dwelling
School District: Columbus Community School
Buildings: Barn : 36ft x 50ft (1940)
Grain Bins: 1965: 4,000 bu; 1980: 10,000 bu
Propane Tanks: There is a 500 gallon propane tank with the house. There is also a propane tank with the large grain bin.
Utilities: Alliant- Electric
Pond: The pond has never been dredged since the family has owned it. The deepest part of the pond is believed to be 9-10 foot deep. In the past, there has been catfish, grass carp, and bluegill caught from the pond.
Well: There are 3 wells on the property.



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
280	Mahaska silty clay loam, 0 to 2 percent slopes	78.79	56.9%		Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	27.24	19.9%		IIw	83
570B	Nira silty clay loam, 2 to 5 percent slopes	17.90	15.6%		Ile	81
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.80	3.8%		IIle	75
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	4.53	3.8%		IIle	70

*See Tile Map Disclaimer

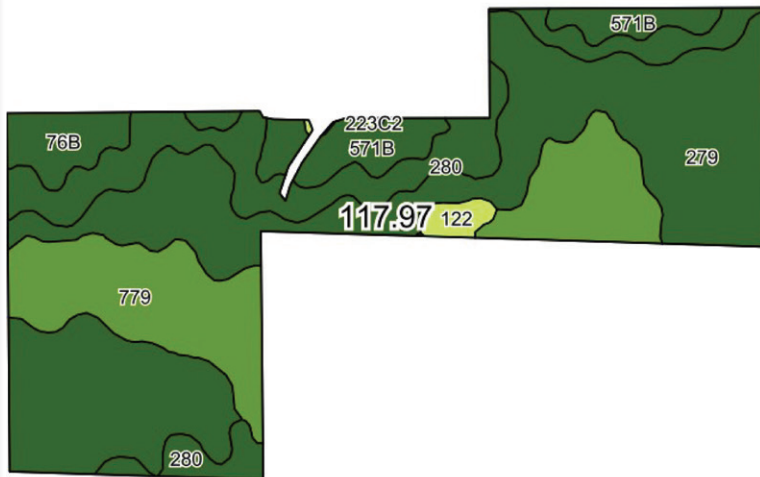
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*On Tillable Acres

Weighted Average 88.5*



*See Tile Map Disclaimer



TRACT 12

123.02± SURVEYED ACRES

Sec 01-74N-06W

81.9 CSR2 ON TILLABLE ACRES

Location of Land: Located 4.25 miles Southeast of Ainsworth, Iowa

Taxes: \$4,794.00 Estimated

Tillable Acres: 117.97+/- acres

Zoning: A-1 Ag

Farm Tenancy: The farm is open for the 2026 crop season.

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
279	Taintor silty clay loam, 0 to 2 percent slopes	57.22	48.3%		llw	83
779	Kalona silty clay loam, 0 to 2 percent slopes	25.43	21.6%		llw	71
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.49	17.4%		lw	94
571B	Hedrick silt loam, 2 to 5 percent slopes	8.22	7.0%		lle	85
76B	Ladoga silt loam, 2 to 5 percent slopes	4.93	4.2%		lle	86
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.50	1.3%		lllw	36
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.18	0.2%		lvw	36

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*On Tillable Acres

Weighted Average 81.9*



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TRACT 13

7.98± SURVEYED ACRES

Sec 24-75N-06W

Location of Land: Located 3.45 miles East of Ainsworth, Iowa

Taxes: \$2,943.50 Estimated

Zoning: A-1 Ag

Buildings: Hoop Building with Office: 62ft x 160ft (2009)

Hoop Building: 40ft x 98ft (2012)

Steel Utility Building: 18ft x 40ft (1979)

Barn: 52ft x 60ft (1920)

Hoop Building with Office: Total Gross Area: 788 sqft

Laundry Room: 9'4" x 7'4"

Bathroom: 9'4" x 7'4"

Office/Kitchen: 19'9" x 15'4"

Upstairs Storage/Apartment: 25'6" x 13'8"

Septic: Will be pumped prior to Auction

Grain Bin Capacity: 106,700 bu for 7 bins

Hog Confinements: Farrowing Barn: 20ft x 40ft (2000)

East Barn: 46ft x 156ft (1996)

West Barn: 46ft 156ft (1998)

Both the East and West barns are designed for a 2,000-head capacity each. Every barn is divided into two rooms and contains 48 pens measuring 6' x 10', each equipped with cup waterers. Each room features a central alley, two feed lines, and independent 2'-deep pits on each side, with pull plugs located at the center and at both ends of every pit. The barns last housed pigs in December 2022.

Manure Pit: Manure from both the East and West barns is directed to a single concrete pit measuring 60 feet in diameter and 10 feet deep. The pit was last pumped after the 2023 harvest and is scheduled to be pumped again prior to the auction.

Generator: There is a generator connected to the grain facility and hog confinements.

Utilities: Water: Both hog confinements and the hoop building with the office are on the same well.

Electric: All facilities, including the East and West hog confinements, the hoop building with office, and the grain handling facility, are served by the local Rural Electric Cooperative (REC). Winter electricity costs with hogs typically range from \$600 to \$800 per month, while harvest season activities (including grain drying) increase usage to approximately \$1,800 to \$2,000 per month.

Propane: Propane service is supplied by FS to the East and West hog confinements and the standby generator. The West barn is equipped with one 1,000-gallon tank and one 500-gallon tank, while the East barn has a single 1,000-gallon tank. The generator is supported by a 500-gallon tank.

Internet: Internet is available at the hoop building with office.

Access: There is a shared access/use easement for tract 13 and 14. This easement will be paid for by the sellers.



TRACT 14

3.03± SURVEYED ACRES

Sec 24-75N-06W

**2515 LOUISA WASHINGTON RD.
AINSWORTH, IA 52201**

Location of Land: Located 3.45 miles East of Ainsworth, Iowa

Taxes: \$1,277.67 Estimated

Zoning: A-1 Ag, Ag Dwelling

School District: Highland Community School

Occupancy: Single Family

Style: Ranch

Year Built: 1963

Roof: Asphalt Shingle

Total Gross Living Area: 1,760 SF

Exterior Material: Aluminum

Bedrooms: 4

Bathrooms: 2

Central Air: Yes

Heat: Gas Forced Air

Garage: Car Garage (1965)

Buildings: Barn : 52ft x 60ft (1920)

Utilities: Well- Water

REC- Electric (\$150-\$200/month)

FS- 250 gallon Propane tank for Garage

Access: There is a shared access/use easement for tract 13 and 14.
This easement will be paid for by the sellers.

Garage: 2 Car Garage (1965)



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TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 14 tract(s) of land, with Tracts 1–6 sold using the high bidder's choice method and Tracts 7–11 sold using the high bidder's choice method (grouped for like-kind land). Tract 12 will be sold separately. After Tracts 1–12 have sold, Tracts 13 and 14 will be offered individually for a whole dollar amount.

Survey: The survey has been completed on all tracts. Properties will be sold by the surveyed acres, except for Tracts 13 and 14, which will be sold individually for a whole dollar amount.

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: A non-refundable earnest payment 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 Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP Trust account.

Closing: Tim Roberts, attorney at Anderson, Roberts, Porth, Wallace, Stewart & Werner LLP, will be the closing attorney. The sale closing on tract 14 will be on or before December 19th, 2025. The sale closings on all other tracts will be on or before January 6th, 2026. 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): Hilltop Acres, Inc., Dale E. Roberts Inc., and Eric Roberts

***Tile Map Disclaimer:** All of the tile maps have been re-created from tile maps provided to us from the seller.





WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

WASHINGTON & LOUISA COUNTY, IOWA

FARMLAND AUCTION



WEDNESDAY
OCTOBER 22, 2025
10:00 AM

902.25±
SURVEYED ACRES
OFFERED AS 14 TRACTS

AUCTION LOCATION:
WASHINGTON COUNTY
CONSERVATION EDUCATION CENTER
2943 HIGHWAY 92, AINSWORTH, IA 52201



Greg Koch

WHITAKER MARKETING GROUP
AUCTIONEER/REAL ESTATE AGENT

319.461.7646



Licensed in Iowa
Greg Koch
License #S73150000
Firm #F05899000
101 US 69, Huxley, Iowa 50124



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