

LIVE & ONLINE SIMULCAST FARMLAND AUCTION

HAMILTON COUNTY, IOWA

215 AC±

OFFERED AS 3 TRACTS

Auction Time & Location:

**THURSDAY
SEPT 23, 10AM**

Briggs Woods Golf Course/
Convention Center
2501 Briggs Woods Trail, Webster City, IA

84.1 CSR2
on Total Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Tract 1: SE, SE, 12-88N-25W, Tract 2: S, ½, NW, 14-88N-25W, Tract 3: SE ¼, 13-88N-25W

LOCATED A FEW MILES NORTH OF KAMRAR, IOWA

Seller: Linda J Tapper Revocable Trust



Tract 2
79± Ac
86.2 CSR2

Tract 1
24± Ac
74.4 CSR2

Tract 3
112± Ac
84.8 CSR2

**MORE INFO & SIMULCAST AUCTION AT
IOWALANDGUY.COM**

TERMS AND CONDITIONS

LOCATION OF LAND (Directions to the farm):

Tract 1: Drive 3.5 miles north of Kamrar, Iowa on Neely Ave (R38). Then travel East on 240th St for 1 mile, the farm is located on the Northside of the road.

Tract 2: Drive 3 miles north of Kamrar, Iowa on Neely Ave (R38). The farm is located on the Westside of the road.

Tract 3: Drive 2.5 miles north of Kamrar, Iowa on Neely Ave (R38). Then travel East on 250th St (D36) for .6 miles, the farm is located on the Northside of the road.

LOCATION OF AUCTION: Briggs Woods Golf Course/ Convention Center, 2501 Briggs Woods Trail, Webster City, Iowa 50595 on September 23, 2021, at 10 am.

LEGAL DESCRIPTION: Tract 1: SE, SE, 12-88N-25W, Tract 2: S, ½, NW, 14-88N-25W, Tract 3: SE ¼, 13-88N-25W

SELLING MULTIPLIER: TOTAL - 215

Tract 1: 24 ± Ac, Tract 2: 79± Ac, Tract 3: 112± Ac

TAXABLE ACRES: Total: 213.81

Tract 1: 24.07±Ac, Tract 2: 78.48±Ac, Tract 3: 111.26±Ac

TILLABLE ACRES: Total: 209.7 (Surety Maps)

Tract 1: 24.21± Ac, Tract 2: 76.98±Ac, Tract 3: 108.51±Ac

CSR2: 84.57 (Surety Maps)

Tract 1: 74.4 CSR2, Tract 2: 86.2 CSR2, Tract 3: 84.8 CSR2

ZONING: A-1 Ag

FARM TENANCY: Termination has been served for 2021

GOVERNMENT PROGRAMS:

Seller will receive landowner's share, if any, of annual government payments for the 2021 crop year. Payments for subsequent years will go to the Buyer.

Seller will receive landowner's share, if any, of conservation program (CRP) payments for the 2021 crop year. Payments for subsequent years will go to the Buyer.

Seller agrees to provide yield and other required documentation to Buyer to fulfill the obligations of government programs if any.

FSA INFORMATION (156 FARM RECORD):

FSA NUMBER: #5650

FSA TRACT NUMBER: #6104 (Tract 1), #5404 (Tract 2), #1673 (Tract 3)

FSA FARMLAND ACRES: 214.54±

FSA CROPLAND ACRES: 210.96 ±

HEL & WETLANDS: NHEL

TRACT 1 BASE ACRES: 24.21

CORN BASE: 17.25 **PLC YIELD:** 140

BEAN BASE: 6.96 **PLC YIELD:** 45

TRACT 2 BASE ACRES: 76.98

CORN BASE: 54.83 **PLC YIELD:** 140

BEAN BASE: 22.15 **PLC YIELD:** 45

TRACT 3 BASE ACRES: 105.82

CORN BASE: 77.41 **PLC YIELD:** 140

BEAN BASE: 28.41 **PLC YIELD:** 45

AUCTION SALES METHOD:

The real estate will be offered as 3 tract(s) of land utilizing the "High Bidders Choice Method".

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: 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. The seller reserves the right to reject any and all bids.

AUCTION INFORMATION



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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 is on November 5, 2021 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, subject to current farm lease. The lease termination has been executed for the 2022 crop season.

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. All bids will be on a whole dollar amount basis. 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.

SELLER(S): Linda J Tapper Revocable Trust

More Info & Simulcast Auction at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Hamilton
Location: 13-88N-25W
Acres: ±215 ac.
Date: 8/22/2021



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
338	Kossuth silty clay loam, 0 to 2% slopes	116.81	54.3		IIw	86
288	Ottosen clay loam, 1 to 3% slopes	37.39	17.4		Iw	91
52B	Bode clay loam, 2 to 6% slopes	22.68	10.5		Ile	91
1507	Browntown silty clay loam, 0 to 2% slopes	16.55	7.7		IIw	62
95	Harps clay loam, 0 to 2% slopes	10.14	4.7		IIw	72
52C2	Bode clay loam, 6 to 10% slopes	5.49	2.6		IIIw	59
6	Okaboji silty clay loam, 0 to 1% slopes	5.53	2.6		IIle	82
52C	Bode clay loam, 5 to 9% slopes	0.41	0.2		IIle	86
Weighted Average						84.1

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Tract 3

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