

LIVE & ONLINE SIMULCAST FARMLAND AUCTION

HARDIN COUNTY, IOWA

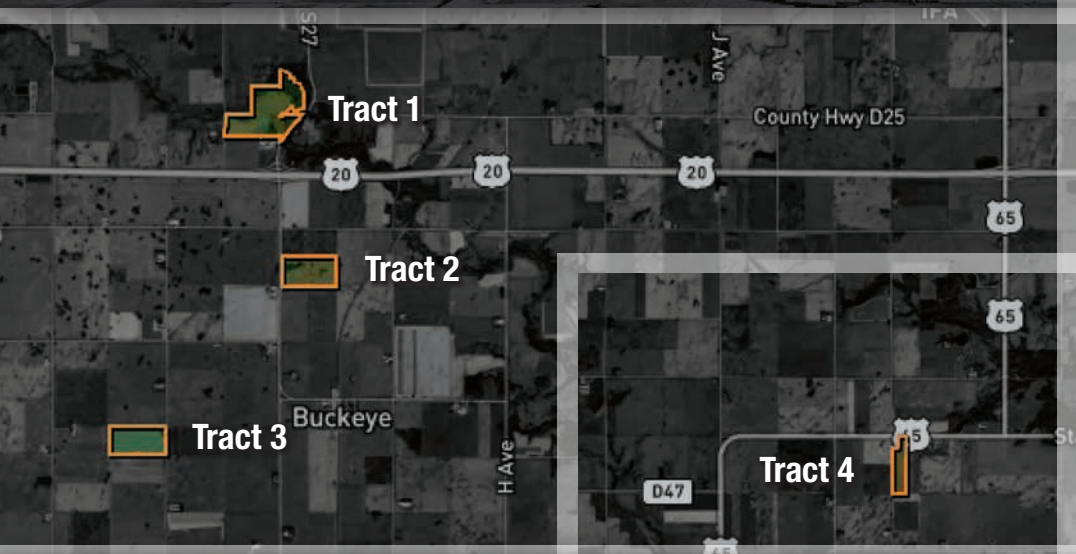
336.79 AC±



Tract 3
80± Ac
82.8 CSR2

4 tracts of land totaling 336.79 +/- acres, in Sec 2, 3, 10, 11, 14, & 21-88N-22W & 10-87N-21W

Seller: **Judith A. Blome & William E. Blome Trust**



OFFERED AS 4 TRACTS

Auction Time & Location:

**THURSDAY
NOV 18, 10AM**

**Alden Legion
Community Center**
506 West Street, Alden, IA 50006

84.8 CSR2
on Tract 4



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

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

TERMS AND CONDITIONS

HARDIN COUNTY IOWA FARMLAND FOR SALE

Whitaker Marketing Group is honored to present this 336.79 +/- acres of land in Hardin County, Iowa. These properties boast high production, great investment potential, country living, recreational and easy farming.

The property is composed of 4 tracts of land totaling 336.79 +/- acres, in Sec 2, 3, 10, 11, 14, & 21-88N-22W & 10-87N-21W.

HIGHLIGHTS:

- Investment Potential
- Highly tillable
- Recreational/Hunting

LOCATION OF LAND: (Directions to the farm)

Tract 1 - Drive .5 mile North of Hwy 20 on S27, the farm is located on the West side of the road.

Tract 2 - Drive .75 mile South of Hwy 20 on S27, the farm is located on the East side of the road.

Tract 3 - Drive 1.5 mile South of Hwy 20 on S27, then West on 190th St. 1 mile, then South on E. Ave. .75 miles, the farm is located on the West side of the road. (19821 E Ave, Alden, IA 50006)

Tract 4 - From Hubbard, drive 3.5 miles North on Hwy 65, then continue East on 65 (County Rd. 175) 1.4 miles, the farm is located on the South side of the road.

LOCATION OF AUCTION:

Alden Legion Community Center
506 West. St., Alden, IA 50006
November 18, 2021, at 10 am.

LEGAL DESCRIPTION:

Tract 1 - Sec. 2,3,10,11, Twp. 88N, Range 22W
(Subject to survey)

Tract 2 - Sec. 14, Twp. 88N, Range 22W

Tract 3 - Sec. 21, Twp. 88N, Range 22W
(this includes the house and buildings)

Tract 4 - Sec. 10, Twp. 87N, Range 21W

SELLING MULTIPLIER:

Tract 1 - Bid as 141.44 +/- ac. (Subject to survey)

Tract 2 - Bid as 80 +/- ac.

Tract 3 - Bid as 80 +/- ac.

Tract 4 - Bid as 35.35 +/- ac.

TAXABLE ACRES:

Total - 333.72

Tract 1 - 141.44 +/- Acres

Tract 2 - 77.93 +/- Acres

Tract 3 - 79 +/- Acres

Tract 4 - 35.35 +/- Acres

PARCEL ID 2020 TAXES:

Tract 1 - 882203400006, 882202300002, 882211100001, 882210200003, 882210200002 est. \$1,988

Tract 2 - 882214100003 & 882214100004 est. \$1,938

Tract 3 - 882221400007, 882221400002, 882221400005, 882221400003, 882221400006 est. \$3,390

Tract 4 - 872110400002 est. \$1,136

TOTAL ESTIMATED TAX: (Based on 2020)

Tracts 1, 2, 3, & 4 = \$8,452

TILLABLE ACRES: (Surety Maps)

Total - 263.69

Tract 1 - 72.97 +/- Acres

Tract 2 - 77.15 +/- Acres

Tract 3 - 78.07 +/- Acres

Tract 4 - 35.5 +/- Acres

CSR2: (SURETY MAPS)

Tract 1 - 68.6 CSR2

Tract 2 - 74.1 CSR2

Tract 3 - 82.8 CSR2

Tract 4 - 84.8 CSR2

ZONING:

A-1 Ag

FARM TENANCY:

Termination has been served for 2022

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.

FSA INFORMATION (156 FARM RECORD):

FSA number: # 5613 (Tract 1 & Tract 2), #8165 & 8170 (Tract 3), #5967 (Tract 4)

FSA Tract number(s): #1617 (Tract 1), # 1618 (Tract 2), #11912 & 11919 (Tract 3), #9135 (Tract 4)

FSA Farmland Acres: 351.17 +/- (160.25 (Tract 1), 77.36 (Tract 2), 40.74 & 37.41 (Tract 3), 35.41 (Tract 4))

FSA Cropland Acres: 265.10 +/- (76.52 (Tract 1), 77.36 (Tract 2), 38.40 & 37.41 (Tract 3), 35.41 (Tract 4))

HEL & WETLANDS: HEL/WC & NHEL

Tract 1	Total Base Acres: 75.90	
	Corn Base: 75.90	PLC Yield: 166

Tract 2	Total Base Acres: 64.90	
	Corn Base: 55	PLC Yield: 166
	Bean Base: 9.90	PLC Yield: 55

Tract 3	Total Base Acres: 33.88 (&)	
Tract 3	Total Base Acres: 36.99	
	Corn Base: 24.73	PLC Yield: 154 (&)
	Corn Base: 23.66	PLC Yield: 160
	Bean Base: 9.15	PLC Yield: 44 (&)
	Bean Base: 13.33	PLC Yield: 46

Tract 4	Total Base Acres: 35.30	
	Corn Base: 26.90	PLC Yield: 169
	Bean Base: 8.40	PLC Yield: 47

AUCTION SALES METHOD: The real estate will be offered as 4 individual tract(s).

SURVEY: A survey is being completed on Tract 1. The bidding multiplier will be adjusted to surveyed acres. All other tracts: At the buyer's option and expense, the buyer 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).

ZONING: Property is classified as Agricultural.

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.

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 December 30, 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.

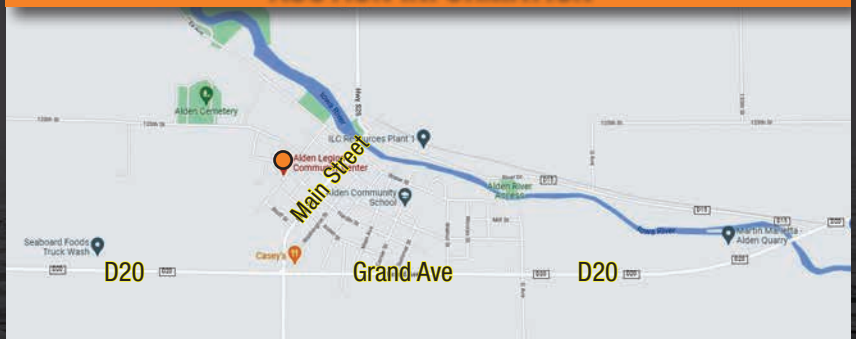
POSSESSION: Possession will be granted at closing, or such other date agreed to by both parties, subject to the current farm lease. The lease termination has been executed for the 2022 crop season.

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.

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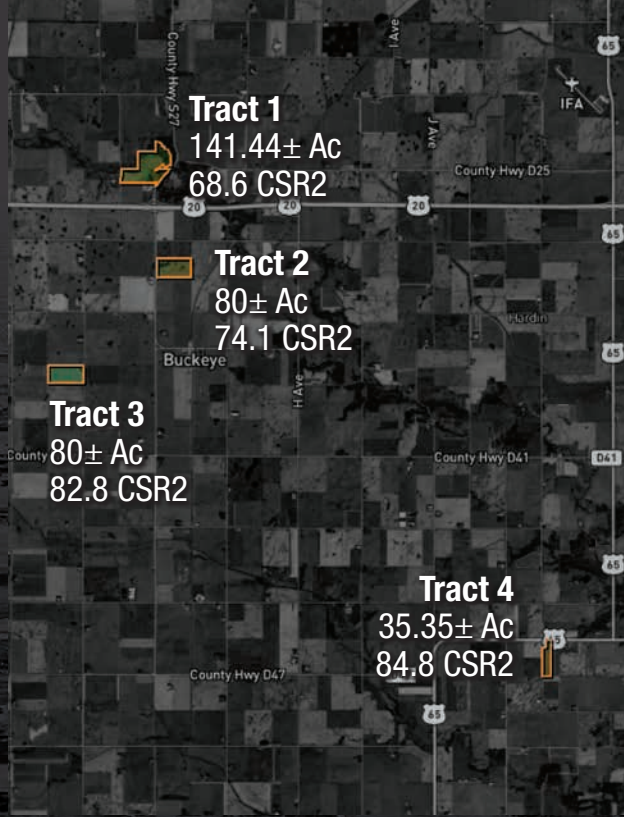
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TRACT 1: 141.44 ACRES



TRACT 1 SOIL MAP

State: Iowa
County: Hardin
Location: 3-88N-22W
Acres: ±72.97 ac.
Date: 10/10/2021



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
201B	Coland-Terril complex, 2 to 5 percent slopes	19.49	26.7		IIw	80
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	12.51	17.1		IIs	59
177	Saude loam, 0 to 2 percent slopes	9.12	12.5		IIs	60
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.27	11.3		IIIe	75
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	5.88	8.1		IVe	53
828B	Zenor sandy loam, 1 to 5 percent slopes	5.20	7.1		IIIe	51
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.10	4.2		Ile	88
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	2.71	3.7		IIw	89
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.75	2.4		IIIe	64
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.62	2.2		IIIe	83
27B	Terril loam, 2 to 6 percent slopes	1.00	1.4		Ile	87
96	Turlin loam, 0 to 2 percent slopes	0.99	1.4		IIw	94
5010	Pits, sand and gravel	0.90	1.2			0
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.17	0.2		IIIe	55
1936	Coland-Spillville-Hanlon complex, channeled, 0 to 2 percent slopes	0.15	0.2		Vw	24
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.11	0.2		IIw	76
Weighted Average						68.6

TRACT 2: 80 ACRES



TRACT 2 SOIL MAP

State: Iowa
County: Hardin
Location: 14-88N-22W
Acres: ±77.15 ac.
Date: 10/10/2021



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L95	Harpis clay loam, Bemis moraine, 0 to 2 percent slopes	38.75	50.2		Ilw	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	20.81	27.0		Illw	59
L55	Nicollet loam, 1 to 3 percent slopes	11.19	14.5		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	4.47	5.8		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	1.76	2.3		Ilw	87
L507	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.17	0.2		Ilw	88
Weighted Average						74.1

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TRACT 3: 80 ACRES



TRACT 3 SOIL MAP

State: Iowa
County: Hardin
Location: 21-88N-22W
Acres: ±78.07 ac.
Date: 10/10/2021



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	19.19	24.6		IIw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	17.79	22.8		IIw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.56	22.5		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	13.62	17.4		Ie	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.41	8.2		IIIw	59
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	3.50	4.5		IIw	89
Weighted Average						82.8

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TRACT 4: 35.35 ACRES



TRACT 4 SOIL MAP

State: Iowa
County: Hardin
Location: 10-87N-21W
Acres: ±35.5 ac.
Date: 10/10/2021



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.45	29.4		Ille	75
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	7.89	22.2		Ilw	89
L55	Nicollet loam, 1 to 3 percent slopes	7.25	20.4		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.23	17.5		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.41	9.6		Ilw	87
201B	Coland-Terril complex, 2 to 5 percent slopes	0.19	0.5		Ilw	80
L956	Harp-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.08	0.2		Ilw	69
Weighted Average						84.8

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101 US 69, Huxley, Iowa 50124

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NOVEMBER

18

10:00 AM

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