

LIVE & ONLINE BIDDING FARMLAND AUCTION

STORY COUNTY, IOWA

80 AC±

Auction Time & Location:

**THURSDAY
MARCH 3, 10AM**

Gilbert/Franklin Community Center
105 SE 2nd Street, Gilbert, IA 50105

OFFERED AS 1 TRACT

86 CSR2
on Total Acres

Sec 30-85N-24W

LOCATED NORTH OF GILBERT, IA

Seller: James Alan Johnson, Karen Lee Ellson, & Julie Ann Snitker

CENTURY 21
Signature Real Estate



CHERYL EDDY
Real Estate Agent
515.290.9898



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WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

**MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM**

TERMS AND CONDITIONS

Story County Iowa Farmland For Sale

Whitaker Marketing Group & Century 21 Signature Real Estate is honored to present this 80+/-acre tract of land in Story County, Iowa. This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 80 acres, more or less, in Sec 30-85N-24W.

Highlights:

- Investment Potential
- Highly tillable
- Great Drainage

LOT DETAILS:

Location of Land: (Directions to the farm) From the intersection of 170th and George W Carver Ave. (west of Gilbert); Drive 3 miles north of Gilbert, Iowa on George W Carver Ave.. Turn west on 140th St. and drive 1.3 miles. The farm is located on the south side of the road.

Location of Auction:

Gilbert/Franklin Community Center
105 SE 2nd Street, Gilbert, IA 50105
on Thursday, March 3rd, 2022, at 10 am.

Legal Description: Sec 30-85N-24W

Selling Multiplier: 80

Taxable Acres: 79

Taxes: \$2,616 Estimated

Tillable Acres: 76.28 (Surety Maps)

CSR2: 86

Zoning: A-1 Ag

Farm Tenancy: Subject to the current lease for the 2022 farming season. 2022 Rental Income will be \$19,838.00 (first half on March 1 & second half on Dec.1)

Government Programs:

Buyer will receive landowner's share, if any, of annual government payments for the 2022 crop year. Payments for subsequent years will go to the Buyer.

Buyer will receive landowner's share, if any, of conservation program (CRP) payments for the 2022 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: #806

FSA Tract Number: #1027

FSA Farmland Acres: 79.01 +/-

FSA Cropland Acres: 76.28 +/-

Hel & Wetlands: NHEL

Total Base Acres: 76.28

Corn Base: 39.30 **PLC Yield:** 143

Bean Base: 36.98 **PLC Yield:** 42

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract(s) of land.

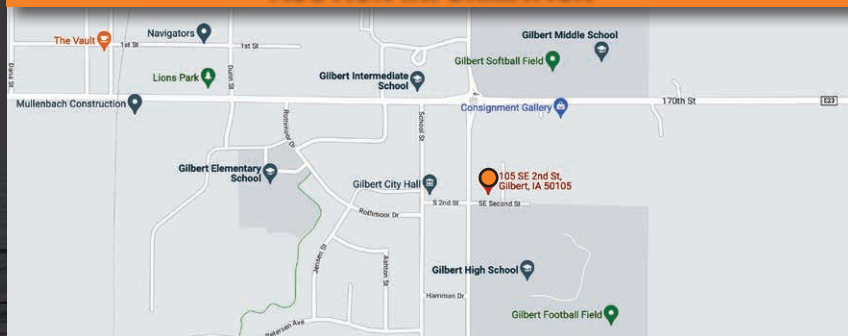
Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Minerals: All mined 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 Century 21 Signature Real Estate Trust Account. Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

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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 Century 21 Signature Real Estate Trust Account.

Closing: The sale closing is on April 19th, 2022 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.

Agency: Whitaker Marketing Group & Century 21 Signature Real Estate 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): James Alan Johnson, Karen Lee Ellison, & Julie Ann Snitker.

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Story
Location: 30-85N-24W
Acres: ±78.63 ac.
Date: 1/12/2022



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	37.57	47.8		Ile	88
L107	Webster clay loam, 0 to 2 percent slopes	12.89	16.4		IIw	86
L55	Nicollet loam, 1 to 3 percent slopes	10.16	12.9		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	7.32	9.3		IIw	88
507	Canisteo clay loam, 0 to 2 percent slopes	4.12	5.2		IIw	84
L638D2	OmsrudStorden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.20	4.1		IVe	53
L638C2	ClarionStorden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.31	2.9		IIIe	75
138B	Clarion loam, 2 to 6 percent slopes	0.62	0.8		Ile	89
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.44	0.6		IIIe	83
Weighted Average						86

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101 US 69, Huxley, Iowa 50124

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