

LIVE & ONLINE BIDDING FARMLAND AUCTION

SIoux COUNTY, IOWA

38 AC±



Sec 13-95N-43W

LOCATED JUST SOUTH OF HOSPERS, IA

Seller: Lori Auchstetter & Karen and Kent Keech



MORE INFO & ONLINE BIDDING AT

IOWALANDGUY.COM

Auction Time & Location:

TUESDAY

MARCH 8, 1PM

Hospers Community Center

211 Main Street, Hospers, IA 51238

OFFERED AS 1 TRACT

95.1 CSR2

on Total Acres



WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE



DAVE VANDER PLOEG

Agent

712.221.1875

TERMS AND CONDITIONS

Sioux County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 38+/-acre tract of land in Sioux County, Iowa. This property boasts an outstanding CSR2, great investment potential, and high production. The property is composed of one tract of land totaling 38 acres, more or less, in Sec 13-95N-43W.

Highlights:

- Investment Opportunity
- Highly Tillable
- Great Option For Manure Management

LOT DETAILS

Location of Land: (Directions to the farm) From the intersection of IA 60 and 410th St. (just south of Hospers): Drive 2 miles east on 410th St. The farm is located on the south side of the road.

Location of Auction:

Hospers Community Center
211 Main St., Hospers, IA 51238
March 8th, 2022, at 1 pm.

Legal Description: Sec 13-95N-43W (subject to survey)

Selling Multiplier: 38 (subject to survey)

Taxable Acres: 36.35

Taxes: \$1,136.00 Estimated

Tillable Acres: 35.76 (Surety Maps)

CSR2: 95.1

Zoning: A-1 Ag

Farm Tenancy: Open tenancy for the 2022 farming season.

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: # 8846

FSA Tract Number: # 43535

FSA Farmland Acres: 36.04 +/-

FSA Cropland Acres: 35.78 +/-

Hel & Wetlands: NHEL

Total Base Acres:

Corn Base: 22.69 **PLC Yield:** 199

Bean Base: 13.09 **PLC Yield:** 51

TERMS & CONDITIONS

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

Survey: A survey is being completed on this tract. The bidding multiplier will be adjusted to surveyed acres. The final contract price will 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.

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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 April 22nd, 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 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.

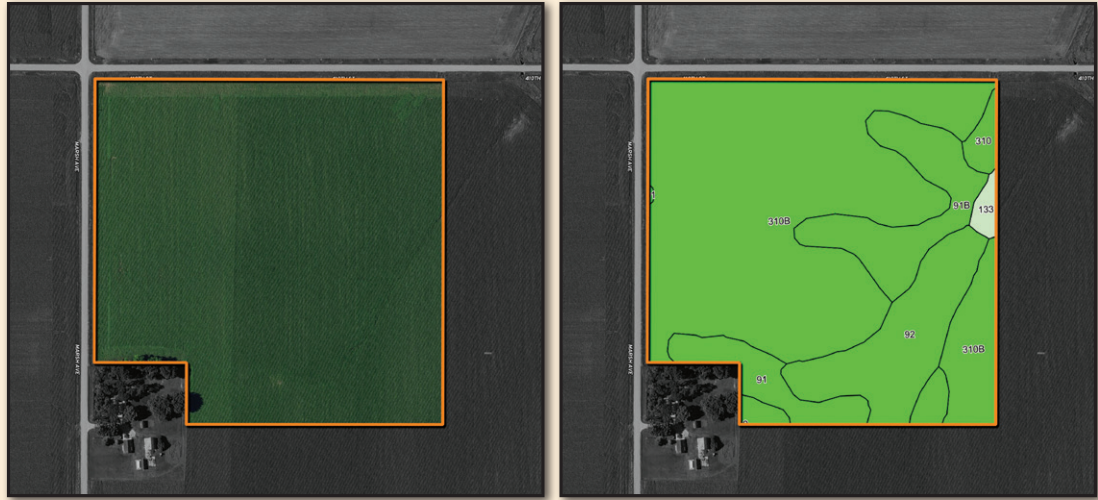
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. 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): Lori Auchstetter & Karen and Kent Keech

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Sioux
Location: 13-95N-43W
Acres: ±35.76 ac.
Date: 1/12/2022



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
310B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.72	66.3		Ile	95
92	Webster clay loam, 0 to 2 percent slopes	4.78	13.4		IIw	94
91B	Nicollet loam, 1 to 3 percent slopes	3.89	10.9		Ile	95
91	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.45	6.9		Iw	100
310	Canisteo clay loam, 0 to 2 percent slopes	0.54	1.5		I	100
133	OmsrudStorden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.38	1.1		IIw	78
Weighted Average						95.1

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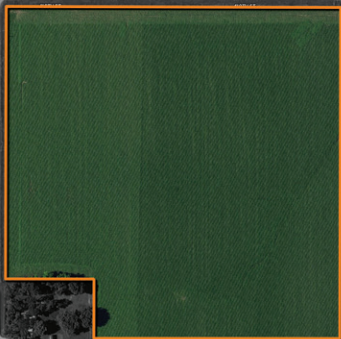
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SIoux COUNTY, IOWA

MARCH

8

1:00 PM



Auction Location:
Hospers Community Center

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