

# LIVE & ONLINE BIDDING FARMLAND AUCTION

STORY COUNTY, IOWA

154.16 AC±

Auction Time & Location:

**TUESDAY  
APRIL 19, 10AM**

Huxley Safe Room  
515 N Main Ave, Huxley IA 50124

OFFERED AS 1 TRACT

**79.4 CSR2**

on Tillable Acres

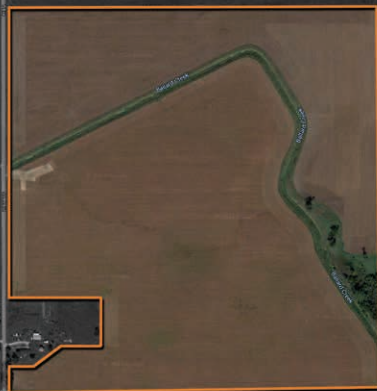


**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**DAVID & ANN WHITAKER**  
Auctioneers/Real Estate Agents  
**515.996.5263**

Sec 18-82N-24W  
**LOCATED 2 MILES NORTH OF SLATER, IOWA**  
Seller: Beth Christiansen



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



## TERMS AND CONDITIONS

### Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 154.16+/- 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 154.16 acres, more or less, in Sec 18-82N-24W.

#### Highlights:

- Investment Potential
- Good laying farmland
- Surface Drainage

#### LOT DETAILS

**Location of Land:** (Directions to the farm)

From Slater, IA head west on IA-210 W/330th St/W 6th Ave toward Story Street 0.8 miles. Turn right onto R38 and drive North 2.3 miles. The farmland will be located on the right-hand side (east).

#### Location of Auction:

Huxley Safe Room

515 N Main Ave

Huxley IA 50124

April 19th, 2022, at 10 am.

(It is on the north side of the Rec Center building)

**Legal Description:** Sec 18-82N-24W

**Selling Multiplier:** 154.16

**Taxable Acres:** 151.69

**Taxes:** \$4,968 Estimated

**Tillable Acres:** 140.3 (Surety Maps)

**CSR2:** 79.4

**Zoning:** A-1 Ag

**Farm Tenancy:** Subject to the current lease for the 2022 farming season

Rental Income: \$39,200 total (First half paid on March 1, and the second half paid on December 1st.)

The 2022 Cash rent will be credited to the new buyers.

#### 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 Number:** #6520

**FSA Tract Number:** # 1822

**FSA Farmland Acres:** 157.53+/-

**FSA Cropland Acres:** 140.23+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 139.60

**Corn Base:** 104.70 **PLC Yield:** 154

**Bean Base:** 34.90 **PLC Yield:** 48

#### TERMS & CONDITIONS

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

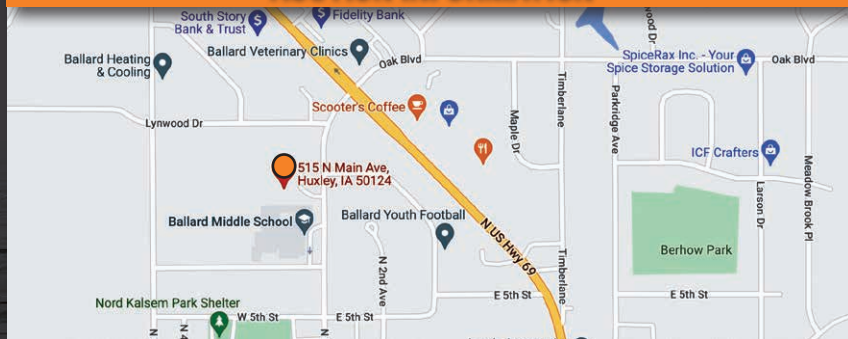
**Survey:** At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Minerals:** All 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 June 3rd, 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):** Beth Christiansen

**More Info & Online Bidding at: [IOWALANDGUY.COM](http://IOWALANDGUY.COM)**



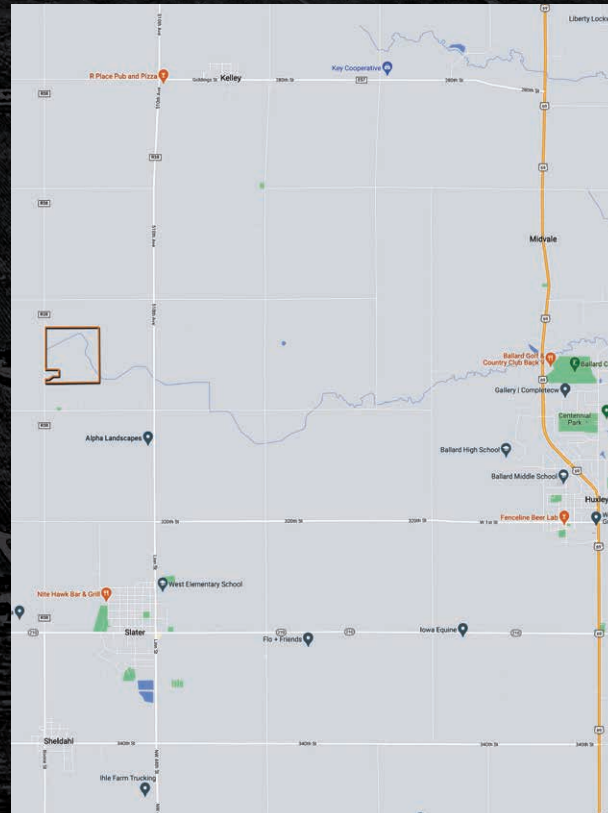
# SOIL MAP

State: Iowa  
County: Story  
Location: 18-82N-24W  
Acres: ±140.3 ac.  
Date: 1/20/2022



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	27.98	15.8		Ile	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	23.33	14.8		Ilw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	22.90	13.1		Ilw	87
90	Okoboji mucky silt loam, 0 to 1 percent slopes	21.60	12.5		Illw	56
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	18.35	8.7		Ilw	88
L55	Nicollet loam, 1 to 3 percent slopes	17.77	8.6		Ie	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.37	8.5		Illw	59
Weighted Average						79.4

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101 US 69, Huxley, Iowa 50124

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