

# LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

115.96 AC±

Auction Time & Location:

**TUESDAY  
JUNE 7, 10AM**

**Madrid Community Room**  
303 S Water St, Madrid, IA 50156

OFFERED AS 2 TRACTS

**87.25 CSR2**



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



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

**515.996.5263**

Tract 2  
75.96± Ac  
86.8 CSR2

Sec 7, Twp 82N, Range 25W and Sec 6, Twp 82N, Range 25W

**LOCATED 4 MILES NORTH OF MADRID, IOWA**

Seller: **Carlson Estate**

Tract 1  
40± Ac  
87.7 CSR2

**MORE INFO & ONLINE BIDDING AT**

**IOWALANDGUY.COM**



## TERMS AND CONDITIONS

### Boone County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 115.96 +/- acre of 2 tracts of land in Boone County.

Both of these tracts boast high production, great investment, and easy farming. The Auction is composed of two tracts of land totaling 115.96 acres, more or less.

#### Highlights:

- High CSR2
- Investment Potential
- High Productivity

#### LOT DETAILS:

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

Tract 1: Travel north from Madrid, IA on Hwy 17 for 4 miles. Then turn east onto 290th Street and drive 0.6 miles. The farm is located on the south side of the road.

Tract 2: Travel north from Madrid, IA on Hwy 17 for 4 miles. Then turn east onto 290th Street and drive 0.6 miles. The farm is located on the north side of the road.

##### Location of Auction:

Madrid Community Room  
303 S Water St, Madrid, IA 50156  
June 7th, 2022 at 10 am

##### Legal Description:

Tract 1: - NW1/4 NE1/4 of the Sec 7, Twp 82N, Range 25W, Boone County, Iowa

Tract 2: - NW1/4 SE1/4 of the Sec 6, Twp 82N, Range 25W, Boone County, Iowa

##### Selling Multiplier: 115.96 +/-

Tract 1: 40 +/- acres  
Tract 2: 75.96 +/- acres

##### Taxable Acres: 75.05

Tract 1 (Parcel ID #: 088225071200001)  
Tract 2 (Parcel ID #: 088225064200001,  
088225064300001)

##### Taxes: \$2,846 Estimated

##### Tillable Acres: 113.54 +/- acres (Surety Maps)

Tract 1: 39.04 +/- acres  
Tract 2: 74.50 +/- acres

##### CSR2: 87.25 Average

Tract 1: 87.7 CSR2  
Tract 2: 86.8 CSR2

##### Zoning: A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2022 crop season.

##### Government Programs:

Seller 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.

Seller 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.

##### FSA Number: #814

**FSA Tract Number:** Tract 1:#7742, Tract 2:#7741

**FSA Farmland Acres:** Tract 1: 39.04 +/-, Tract 2: 79.17 +/-

**FSA Cropland Acres:** Tract 1: 39.04 +/-, Tract 2: 74.50 +/-

**Hel & Wetlands:** NHEL

**Tract 1 Total Base Acres:** 39.03

**Corn Base:** 22.87 **PLC Yield:** 158

**Bean Base:** 16.16 **PLC Yield:** 43

**Tract 2 Total Base Acres:** 74.47

**Corn Base:** 43.63 **PLC Yield:** 158

**Bean Base:** 30.84 **PLC Yield:** 43

#### TERMS & CONDITIONS

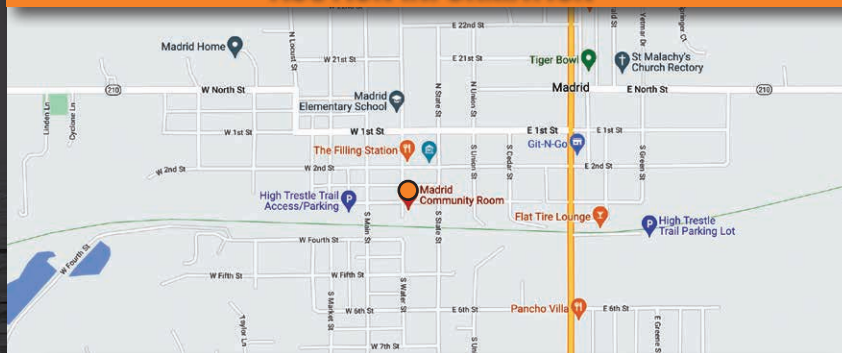
**Auction Sales Method:** The real estate will be offered as 2 tract(s) utilizing the high bidder's choice.

**Survey:** The seller's at their expense will have the farmland surveyed if it is sold in multiple tract(s). 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).

**Zoning:** Property is classified as Agricultural.

## AUCTION INFORMATION



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**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 July 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. The farm is currently rented for the 2022 crop season. The 2022 cash rent will be credited to the seller.

**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. The 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):** Carlson Estate

**More Info & Online Bidding at: IOWALANDGUY.COM**



# SOIL MAP

## TRACT 1:

State: Iowa

County: Boone

Location: 7-82N-25W

Acres: ±39.04 ac.

Date: 2/28/2022

## TRACT 2:

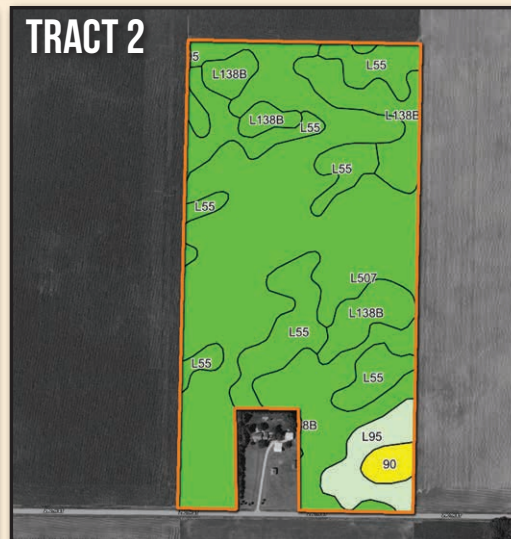
State: Iowa

County: Boone

Location: 6-82N-25W

Acres: ±74.5 ac.

Date: 2/28/2022



TRACT 1		Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	14.42	36.9		Ilw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.97	25.5		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	7.62	19.5		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.56	14.2		Ilw	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.47	3.8		Ilw	75
Weighted Average						87.7

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TRACT 2		Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	44.56	59.8		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	15.19	20.4		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.76	13.1		Ile	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.73	5.0		Ilw	75
90	Okoboiji mucky silt loam, 0 to 1 percent slopes	1.26	1.7		Illw	56
Weighted Average						86.8

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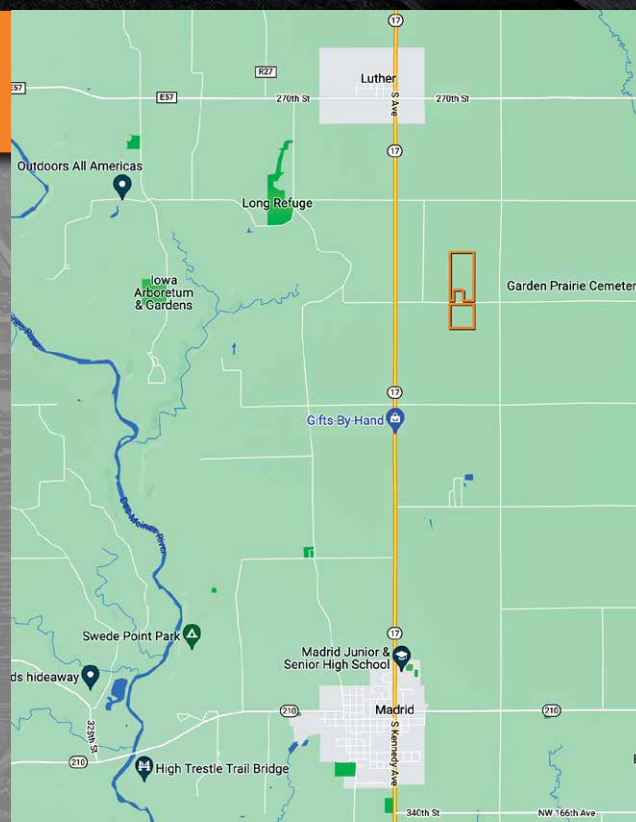


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# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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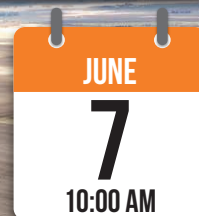
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