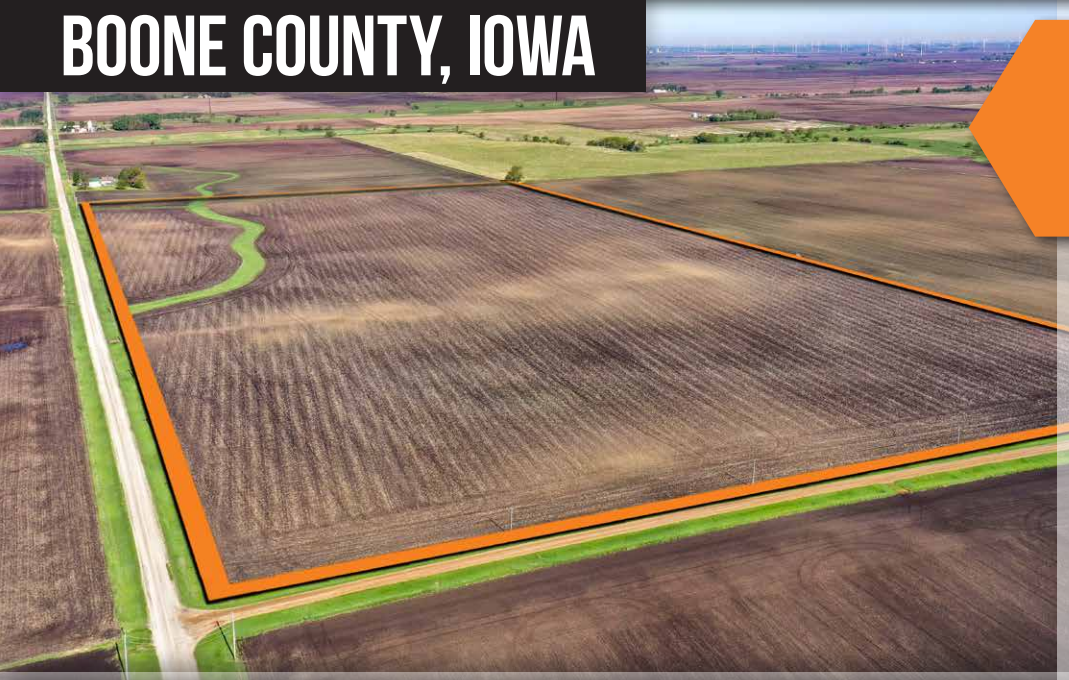


LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

80 AC±



Sec 15-83N-28W

LOCATED 2.5 MILES SOUTH, THEN 3 MILES WEST OF OGDEN, IOWA

Seller: Norma Jean Herridge Trust

Auction Time & Location:

**TUESDAY
AUG 9, 10AM**

Leonard Good Community Center
114 SW 8th Street, Ogden, IA 50212

OFFERED AS 1 TRACT

87.4 CSR2

on Tillable Acres



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

Boone County Iowa Farmland For Sale

August 9th, 2022 at 10 am

Whitaker Marketing Group is honored to present this 80+/- acre tract of farmland for sale in 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 15-83N-28W.

Highlights:

- Investment Potential
- Good Laying Farmland
- High CSR

LOT DETAILS

Location of Land: Located 2.5 miles south, then 3 miles west of Ogden, Iowa.

Directions to the farm: From Ogden head south on US-169 for 2.5 miles. Turn right(west) on 250th Street and travel for 3.2 miles, the farmland will be on the right-hand side (north).

Location of Auction:

Leonard Good Community Center
114 SW 8th Street, Ogden, IA 50212
on August 9th, 2022, at 10 am.

Legal Description: Sec 15-83N-28W

Selling Multiplier: 80

Taxable Acres: 77.00 Estimated

Taxes: \$2,424.00 Estimated

Tillable Acres: 74.57 (Surety Maps)

CSR2: 87.4 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Subject to current lease for 2022

Government Programs:

Seller will retain 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 retain 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: #7878

FSA Tract Number: #7765

FSA Farmland Acres: 76.46+/-

FSA Cropland Acres: 76.46+/-

HEL & WETLANDS: NHEL

Total Base Acres: 76.42

Corn Base: 38.54 **PLC Yield:** 155

Bean Base: 37.88 **PLC Yield:** 40

TERMS & CONDITIONS

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

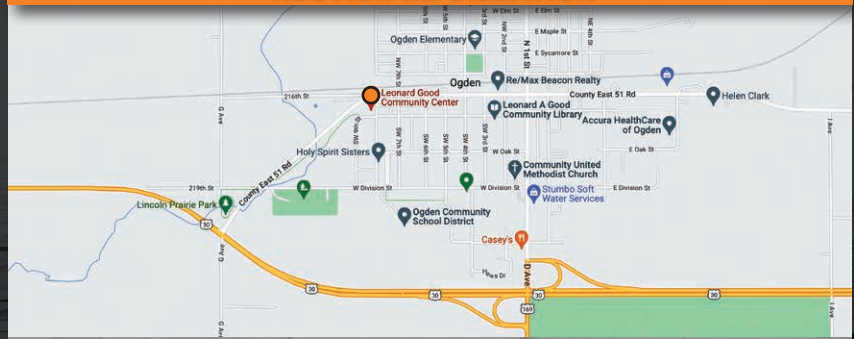
Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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



Auction Time & Location:

TUESDAY
AUGUST 9, 10AM
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ON TILLABLE ACRES

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 September 23, 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.

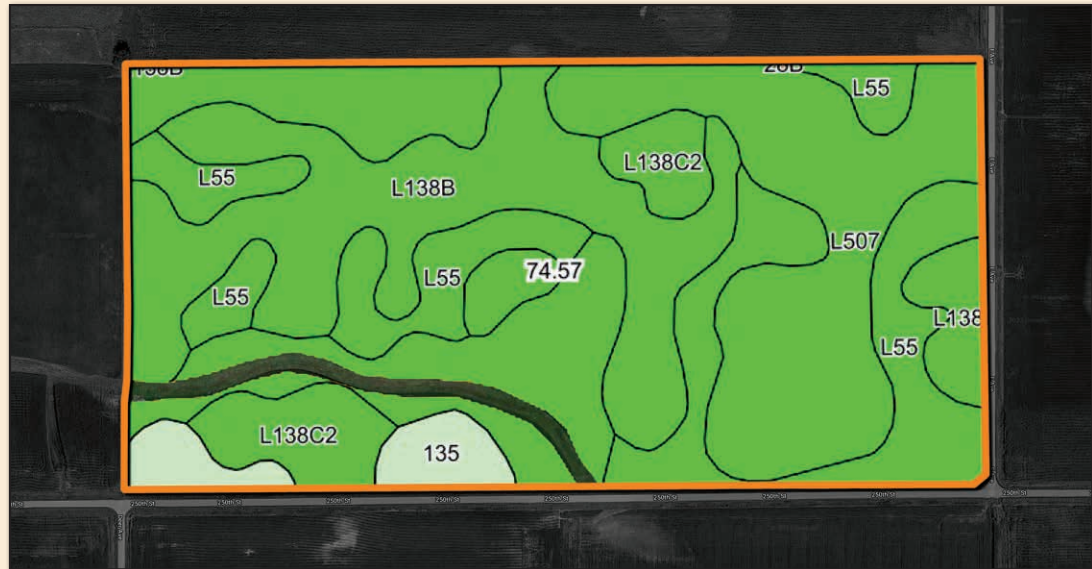
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record.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

More Info & Online Bidding at: IOWALANDGUY.COM

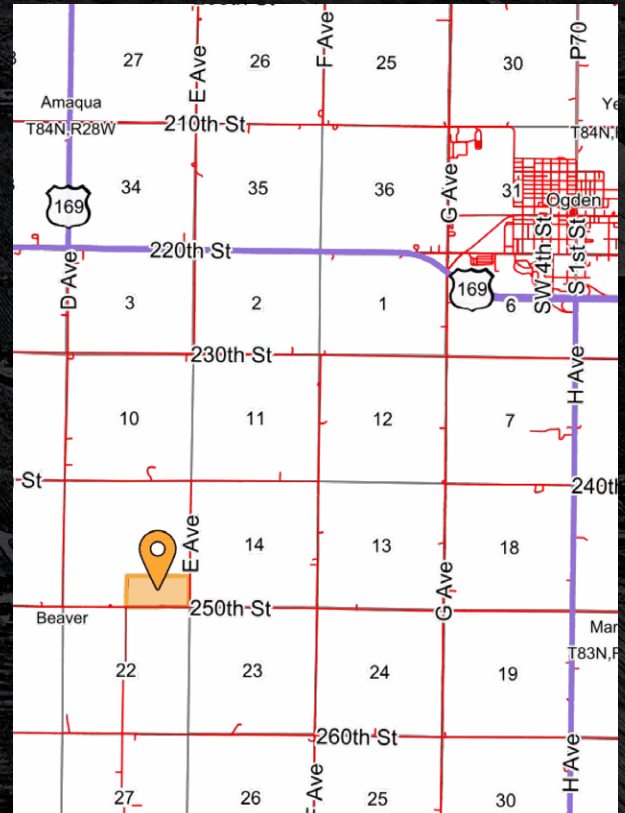
SOIL MAP

State: Iowa
County: Boone
Location: 15-83N-28W
Acres: ±74.57



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.30	39.3		IIw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.34	28.6		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	15.72	21.1		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.94	6.6		IIIe	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.27	4.4		IIw	76
On Tillable Acres Weighted Average						87.4

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101 US 69, Huxley, Iowa 50124

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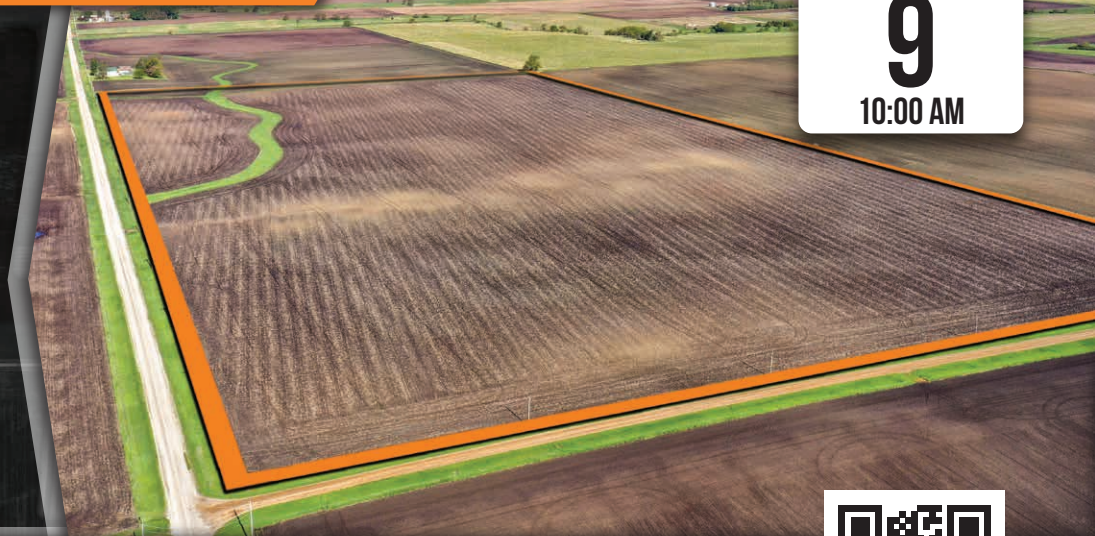
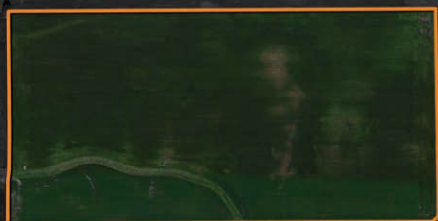
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BOONE COUNTY, IOWA

AUGUST

9

10:00 AM



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