

WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING  
FARMLAND AUCTION

WRIGHT COUNTY, IOWA

80 AC± • 73.1 CSR2 on Tillable Acres

Auction Time & Location:

TUESDAY • JULY 19, 10AM

The Red Shed Event Center



DAVID & ANN  
WHITAKER

Auctioneers/Real Estate Agents

515.996.5263

LIVE & ONLINE BIDDING  
FARMLAND AUCTION

80 AC±

OFFERED AS  
1 TRACT  
73.1 CSR2  
ON TILLABLE ACRES

WRIGHT COUNTY, IOWA



WHITAKER MARKETING GROUP  
AUCTIONS | REAL ESTATE



Auction Location:  
The Red Shed Event Center

MORE INFO & ONLINE BIDDING AT  
IOWALANDGUY.COM



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FARMLAND AUCTION

WRIGHT COUNTY, IOWA

80 AC±

Auction Time & Location:

TUESDAY  
JULY 19, 10AM

The Red Shed Event Center  
908 2nd Street NW, Clarion, IA 50525

OFFERED AS 1 TRACT

73.1 CSR2

on Tillable Acres



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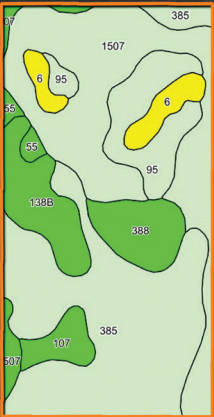
DAVID & ANN WHITAKER

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Sec 26-91N-25W  
LOCATED 6 MILES EAST OF EAGLE GROVE, IOWA

Seller: Schaumburg Family Farm



MORE INFO & ONLINE BIDDING AT  
IOWALANDGUY.COM

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions.  
We Specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124



TERMS AND CONDITIONS

Wright County Iowa Farmland For Sale

July 19th, 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, great investment potential, and good farmability. The property is composed of one tract of land totaling 80 acres, more or less, in Sec 26-91N-25W.

Highlights:

- Investment Potential
- Good Laying Farmland

LOT DETAILS

**Location of Land:** Located 6 miles east of Eagle Grove, IA on 270th Street.

**Directions to the farm:** From Eagle Grove travel east on 270th Street for 6 miles and the farm will be on the left side (north).

Location of Auction:

The Red Shed Event Center  
908 2nd St. NW, Clarion, IA 50525  
on July 19th, 2022, at 10 am.

**Legal Description:** Sec 26-91N-25W

**Selling Multiplier:** 80.00

**Taxable Acres:** 78.50 Estimated

**Taxes:** \$2,304.00 Estimated

**Tillable Acres:** 79.34 (Surety Maps)

**CSR2:** 73.1

**Zoning:** A-1 Ag

**Farm Tenancy:** Subject to current lease for 2022

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:** #443

**FSA Tract Number:** #1014

**FSA Farmland Acres:** 79.98+/-

**FSA Cropland Acres:** 79.98+/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 78.00

**Corn Base:** 48.80 **PLC Yield:** 177

**Bean Base:** 29.20 **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 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**  
**JULY 19, 10AM**  
**The Red Shed Event Center**  
908 2nd Street NW, Clarion, IA 50525

**80 AC±**

**OFFERED AS**  
**1 TRACT**  
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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 September 2nd, 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.

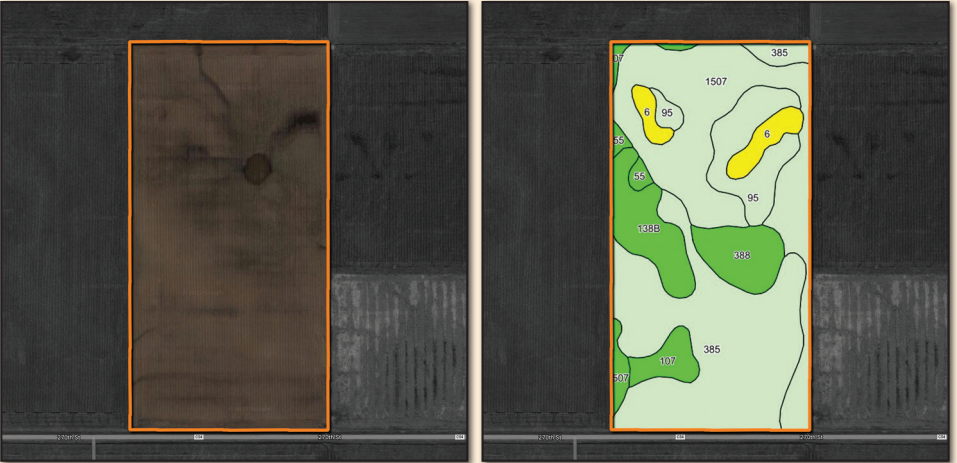
**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**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 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):** Schaumburg Family Farm

SOIL MAP

**State:** Iowa  
**County:** Wright  
**Location:** 26-91N-25W  
**Acres:** ±79.34 ac.



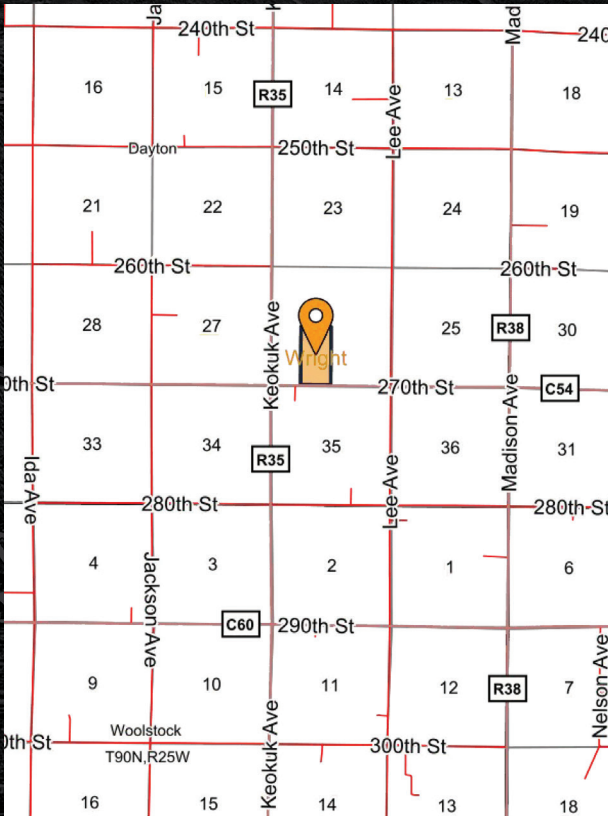
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
385	Guckeen clay loam, 1 to 3 percent slopes	28.78	36.3		IIw	76
1507	Brownton silty clay loam, 0 to 2 percent slopes	23.26	29.3		IIw	62
95	Harps clay loam, 0 to 2 percent slopes	7.57	9.5		IIw	72
138B	Clarion loam, 2 to 6 percent slopes	6.20	7.8		Ile	89
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.85	6.1		IIw	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.34	4.2		IIlw	59
107	Webster clay loam, 0 to 2 percent slopes	3.18	4.0		IIw	86
507	Canisteo clay loam, 0 to 2 percent slopes	1.20	1.5		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	0.96	1.2		Iw	89

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\*On Tillable Acres **Weighted Average 73.1\***



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