

# LIVE & ONLINE BIDDING FARMLAND AUCTION

HUMBOLDT COUNTY, IOWA

31 AC±

Auction Time & Location:

**THURSDAY  
AUG 11, 10AM**

Humboldt County Fairgrounds  
311 6th Ave N, Humboldt, Iowa 50548

OFFERED AS 1 TRACT

**86.1 CSR2**

on Tillable Acres



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



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

Sec 26-92N-29W

**LOCATED 1 MILE NORTH OF HUMBOLDT, IOWA**

Seller: **Sonya Colvin**



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



## TERMS AND CONDITIONS

### Humboldt County Iowa Farmland For Sale

August 11th, 2022 at 10 am

Whitaker Marketing Group is honored to present this 31 +/- 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 31 acres, more or less, in Sec 26-92N-29W.

#### Highlights:

- Investment Potential
- Good Laying Farmland
- High CSR

#### LOT DETAILS

**Location of Land:** Located north of Humboldt, Iowa 1 mile.

**Directions to the farm:** From Humboldt head, North on US-169, turn left (west) on 16th Ave N, and go for 2.1 miles. Turn right (north) on Kentucky Ave and travel 1.5 miles.

#### Location of Auction:

Humboldt County Fairgrounds  
311 6th Ave N, Humboldt, Iowa 50548  
on August 11th, 2022 at 10 am

**Legal Description:** Sec 26-92N-29W

**Selling Multiplier:** 31

**Taxable Acres:** 31 Estimated

**Taxes:** \$981.15 Estimated

**Tillable Acres:** 31 (Surety Maps)

**CSR2:** 86.1 (Tillable)

**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:** #5629

**FSA Tract Number:** #9822

**FSA Farmland Acres:** 31 +/-

**FSA Cropland Acres:** 31 +/-

**HEL & WETLANDS:** NHEL

**Total Base Acres:** 30.94

**Corn Base:** 16.24 **PLC Yield:** 163

**Bean Base:** 14.7 **PLC Yield:** 42

#### TERMS & CONDITIONS

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

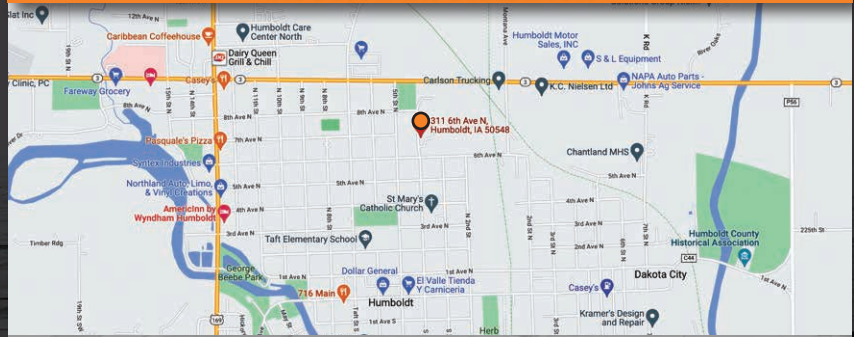
**Survey:** At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**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



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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 26th, 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.

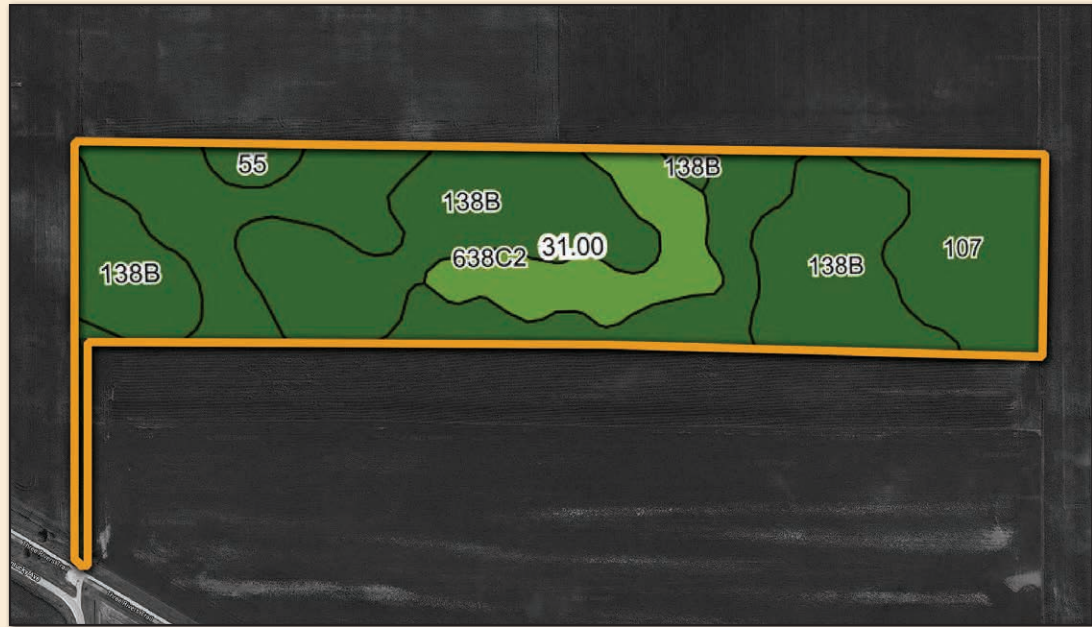
**Seller(s):** Sonya Colvin

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



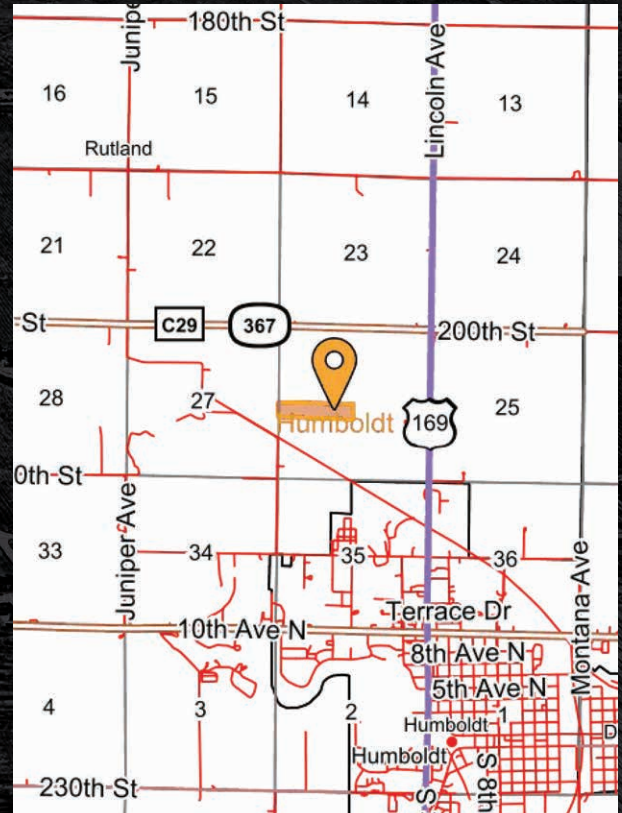
# SOIL MAP

**State:** Iowa  
**County:** Humboldt  
**Location:** 26-92N-29W  
**Acres:** ±31



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
138B	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	13.57	43.8		Ile	89
107	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.35	43.1		Ilw	86
638C2	Nicollet loam, 1 to 3 percent slopes	3.57	11.5		IIIle	75
55	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.51	1.6		Iw	89
*On Tillable Acres						<b>Weighted Average 86.1*</b>

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# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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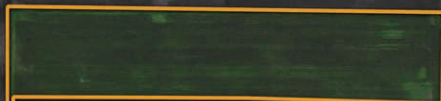
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