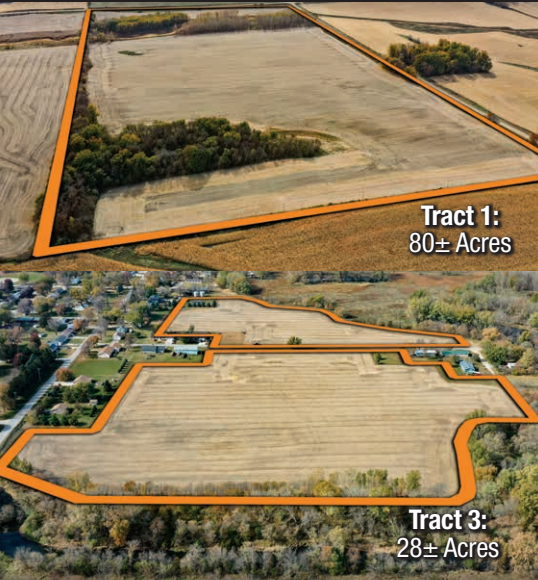


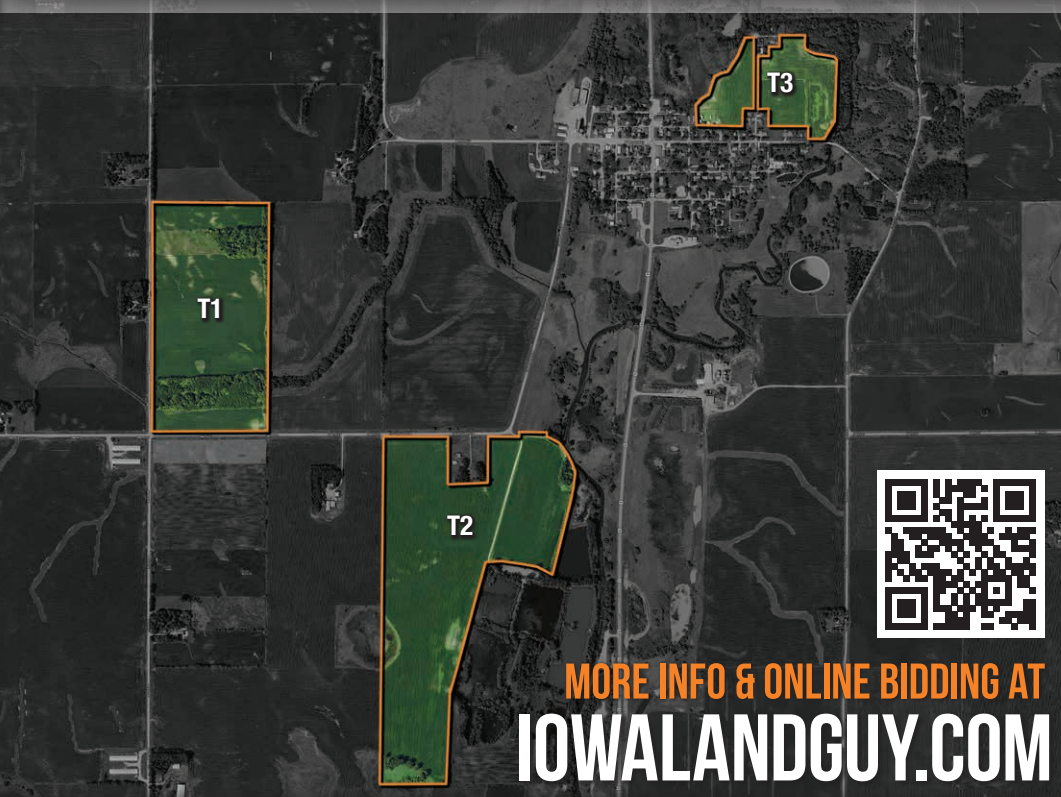
LIVE & ONLINE BIDDING FARMLAND AUCTION

WINNEBAGO COUNTY, IOWA

221 AC±



2-98N-24W, 11-98N-24W, 1-98N-24W
Seller: Ambrosion Family



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

Auction Time & Location:

TUESDAY
JAN 10, 10AM
NSB Bank Community Room
101 US-69 N Forest City, IA 50436

OFFERED AS 3 TRACTS

76.3 CSR2
on Tract 1 Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

TERMS AND CONDITIONS

Winnebago County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 221 +/- acre tract of farmland for sale in Iowa.

This property is great investment potential. The property is composed of three tracts of land totaling 221 acres, more or less.

Highlights:

- Investment Potential
- Good Laying Farmland

Location of Auction:

NSB Bank Community Room
101 US-69 N Forest City, IA 50436

Date of Auction:

Tuesday, January 10th, 2023, at 10:00 AM

Location of Land:

Tract 1: Located 1.2 miles SouthWest of Leland, Iowa

Tract 2: Located 1 mile South of Leland, Iowa

Tract 3: Located on the North end of Leland, Iowa

Directions to the Farm:

Tract 1: From Leland head west on W Broadway 0.2 miles. Turn left onto 168th Ave and continue for 1.4 miles. The farm will be located on the right (North) side of the road.

Tract 2: From Leland head west on W Broadway 0.2 miles. Turn left onto 168th Ave and continue for 0.8 miles. The farm will be located in front of you before you turn the curve to head west.

Tract 3: From Leland head east on E Broadway 0.3 miles. Turn right onto River Rd and continue for 0.1 miles. The farm will be located on both the right and left sides of the road.

Legal Description:

Tract 1: Sec 2-98N-24W

Tract 2: Sec 11-98N-24W

Tract 3: Sec 1-98N-24W

Selling Multiplier: 221 +/- acres

Tract 1: 80 +/- acres

Tract 2: 113 +/- acres

Tract 3: 28 +/- acres

Taxable Acres: 207.21 +/-

Tract 1: 72.5 Estimated

Tract 2: 106.71 Estimated

Tract 3: 28 Estimated

Taxes:

Tract 1: \$2,234 Estimated

Tract 2: \$2,540 Estimated

Tract 3: Undetermined

Tillable Acres: 185.36 +/- acres (Surety Maps)

Tract 1: 54.84 +/- acres

Tract 2: 106.10 +/- acres

Tract 3: 24.42 +/- acres

CSR2: 63.1 Average

Tract 1: 76.3 CSR2 Tillable

Tract 2: 63.10 CSR2 Tillable

Tract 3: 49.9 CSR2 Tillable

Zoning: A-1 Ag

Farm Tenancy: Subject to current lease for 2023, buyers will receive a credit at closing.

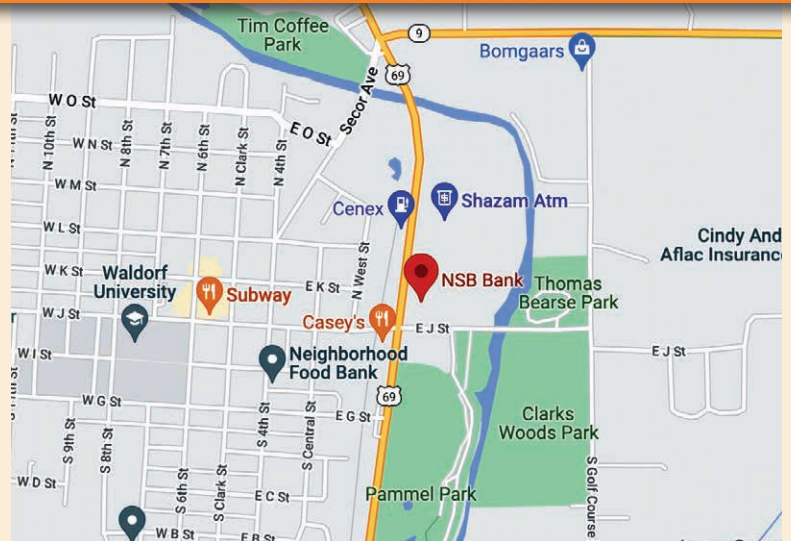
Government Programs: Buyer will receive the landowner's share, if any, of annual government payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Buyer will receive the landowner's share, if any, of conservation program (CRP) payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Auction Sales Method: The real estate will be offered as 3 tract(s) of land.

Survey: A survey is being completed on tract 3. The bidding multiplier will be adjusted to surveyed acres. The final contract price will be adjusted to reflect any difference between the advertised and actual surveyed acres. Tracts 1 and 2 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.

AUCTION INFORMATION



Auction Time & Location:

TUESDAY, JANUARY 10, 2023, 10:00 AM

NSB Bank Community Room
101 US-69 N Forest City, Iowa 50436

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be prorated 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 February 24, 2023, 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 on 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): Ambrosion Family

More Info & Online Bidding at: IOWALANDGUY.COM

TRACT 1: 80 ACRES

State: Iowa
County: Winnebago
Location: 2-98N-24W
Tillable Acres: 54.84±

FSA Number: #5472
FSA Tract Number: #2139
FSA Farmland Acres: 76.69+/-
FSA Cropland Acres: 58.9+/-
HEL & WETLANDS: NHEL
Total Base Acres: 54.8
Corn Base: 54.8 **PLC Yield:** 149
Bean Base: 0 **PLC Yield:** 0



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
55	Nicollet clay loam, 1 to 3 percent slopes	9.45	17.2		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	9.35	17.0		IIw	84
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.95	16.3		IIIe	75
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.35	9.8		IIw	76
485B	Spillville loam, 2 to 5 percent slopes	5.06	9.2		Ile	88
823	Ridgeport sandy loam, 0 to 2 percent slopes	4.34	7.9		IIIs	56
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.98	7.3		IVe	53
107	Webster clay loam, 0 to 2 percent slopes	3.75	6.8		IIw	86
224	Linder loam, 0 to 2 percent slopes	2.35	4.3		IIs	57
658	Mayer loam, 0 to 2 percent slopes	2.26	4.1		IIw	54
On Tillable Acres						Weighted Average 76.3

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TRACT 2: 113 ACRES

State: Iowa
County: Winnebago
Location: 11-98N-24W
Tillable Acres: 106.10±

FSA Number: #5472
FSA Tract Number: #3388
FSA Farmland Acres: 116.53+/-
FSA Cropland Acres: 106.1+/-
HEL & WETLANDS: NHEL
Total Base Acres: 101.9
Corn Base: 64.1 **PLC Yield:** 149
Bean Base: 37.8 **PLC Yield:** 39



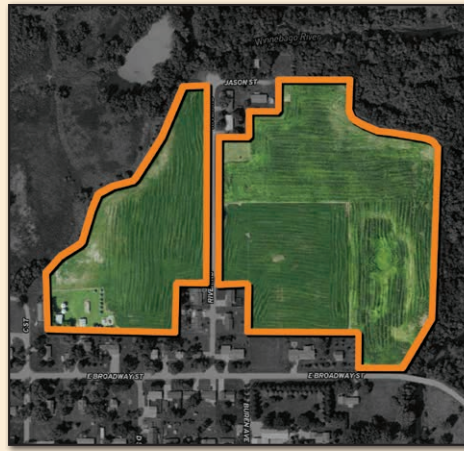
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
823	Ridgeport sandy loam, 0 to 2 percent slopes	42.23	39.8		Iw	89
658	Mayer loam, 0 to 2 percent slopes	13.86	13.1		45	45
224	Linder loam, 0 to 2 percent slopes	11.49	10.8		45	45
55	Nicollet clay loam, 1 to 3 percent slopes	11.16	10.5		IIw	84
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.47	7.0		IIIe	75
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.47	6.1		IIw	76
138B	Clarion loam, 2 to 6 percent slopes	4.57	4.3		Ile	88
485B	Spillville loam, 2 to 5 percent slopes	3.63	3.4		IIIs	56
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.50	3.3		IVe	53
5010	Pits, sand and gravel	1.46	1.4		IIw	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.14	0.1		IIs	57
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes	0.12	0.1		IIw	54
On Tillable Acres						Weighted Average 63.1

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TRACT 3: 28 ACRES

State: Iowa
 County: Winnebago
 Location: 1-98N-24W
 Tillable Acres: 24.42±

No FSA data provided for Tract 3



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
823	Ridgeport sandy loam, 0 to 2 percent slopes	11.28	46.2		Ills	56
224	Linder loam, 0 to 2 percent slopes	7.17	29.4		Ils	57
5010	Pits, sand and gravel	2.45	10.0			0
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.96	8.0		Ille	50
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.56	6.4		Ille	51
On Tillable Acres Weighted Average						49.9

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*On Tillable Acres

Weighted Average

49.9*

Tract 3:
 28± Acres



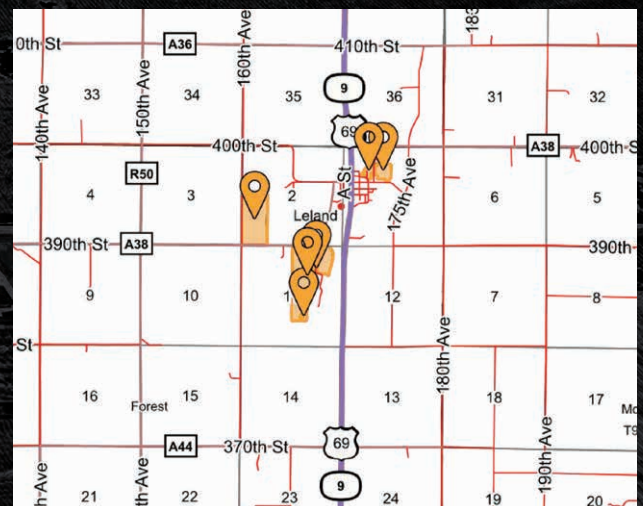
Tract 1:
80± Acres



Tract 2:
113± Acres



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101 US 69, Huxley, Iowa 50124

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WINNEBAGO COUNTY, IOWA

221 AC± • 76.3 CSR2 on Tract 1 Tillable

Auction Time & Location:

TUESDAY • JANUARY 10, 10AM

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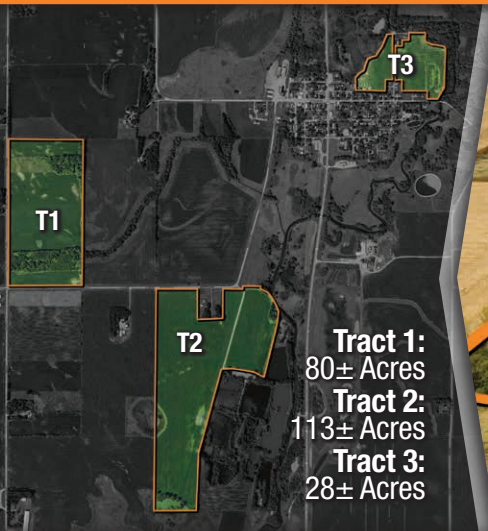
WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

221 AC±

OFFERED AS
3 TRACTS
76.3 CSR2
ON TRACT 1 TILLABLE

WINNEBAGO COUNTY, IOWA

Tract 2:
113± Acres



Tract 1:
80± Acres

Tract 2:
113± Acres

Tract 3:
28± Acres



JANUARY

10

10:00 AM

Auction Location:
NSB Bank Community Room

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IOWALANDGUY.COM

