

BREMER COUNTY, IOWA

FARMLAND FOR SALE

\$2,000,000
219.43± ACRES
74.6 CSR2 ON TILLABLE ACRES



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

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

LAND INFORMATION AND TERMS AND CONDITIONS

Bremer County, Iowa Farmland For Sale:

Whitaker Marketing Group, is honored to present this 219.43+/- acre tract of land for sale in Bremer County.

This property is in a good location and includes pattern tiling. The property is composed of one tract of land totaling 219.43+/- acres, more or less, in Sec 25-92N-14W.

Highlights:

- Good Location
- Good CSR
- Pattern Tiled

Directions to the Farms:

From Waverly, head East on 2nd Ave NE for 0.5 miles. Take a slight left on 10th St NE for 0.2 miles. Then continue onto Bremer Rd for 1 mile. Continue onto 212th St for 0.5 miles. Then turn left onto Garden Ave for 0.8 miles. The property will be on the West (left) side of the road.

Location of Land:

Located 2.5 miles Northeast of Waverly, Iowa

Legal Description:

Sec 25-92N-14W, Parcel IDs: (0525200006, 0525200002, 0525200003, 0525200009, 0525400001, 0525400003)

Taxable Acres: 219.43

Taxes: \$6,530 Estimated

Tillable Acres: 200.17 (Surety Maps)

CSR2: 74.6 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Currently rented for 2026 @ \$400/ac.
Option - can be an open lease for 2026 if wanted.

FSA Number: #6067

FSA Tract Number: #12342

FSA Farmland Acres: 219.82 +/-

FSA Cropland Acres: 203.93 +/-

HEL & WETLANDS: NHEL and HEL

Total Base Acres: 168.80 +/-

Corn Base: 110.90 +/-

PLC Yield: 172

Soybean Base: 51.90 +/-

PLC Yield: 54

Oat Base: 6.00 +/-

PLC Yield: 59

TERMS & CONDITIONS

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 prorated to the day of closing.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction.

Notice: All information contained in this brochure has been obtained 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. Seller reserves the right to reject any and all bids/offers.

Seller(s): Larchdale Farm LLC

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MORE INFORMATION AT

IOWALANDGUY.COM



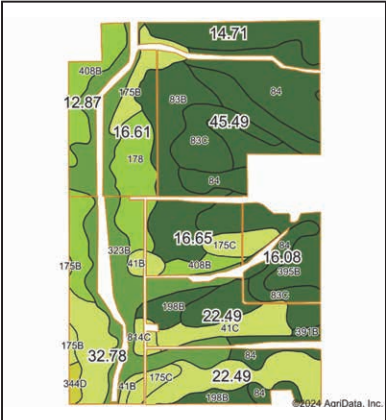
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TILLABLE SOIL MAP

State: Iowa
County: Bremer
Location: 25-92N-14W
Acres: ±200.17



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
323B	Fort Dodge loam, 2 to 5 percent slopes	27.83	14.0		Ile	79
84	Clyde silty clay loam, 0 to 3 percent slopes	25.63	12.8		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	25.19	12.6		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	23.28	11.6		Ilw	89
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	17.71	8.8		Ille	50
41C	Sparta loamy sand, 5 to 9 percent slopes	15.14	7.6		IVs	37
395B	Marquis loam, 2 to 5 percent slopes	14.93	7.5		Ile	91
83C	Kenyon loam, 5 to 9 percent slopes	14.25	7.1		Ille	85
408B	Olin sandy loam, 2 to 5 percent slopes	14.08	7.0		Ile	64
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	10.63	5.3		Ils	69
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.88	2.9		Ille	45
41B	Sparta loamy sand, 2 to 5 percent slopes	2.53	1.3		IVs	42
814C	Rockton loam, till plain, 5 to 9 percent slopes	1.44	0.7		Ille	40
344D	Copaston loam, 5 to 14 percent slopes	1.10	0.5		IVs	9
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.55	0.3		Ilw	87

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*Tillable Acres

Weighted Average 74.6*



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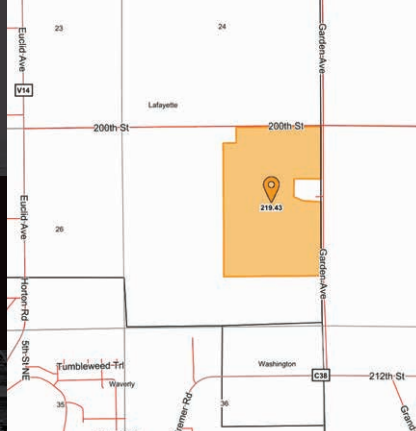
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