

**POLK COUNTY, IOWA**

# **SEALED BID ACREAGE AUCTION**



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

- ON PAVEMENT
- WET BAR IN THE WALK OUT BASEMENT
- 3.15 ± ACRES OF FENCED IN PASTURE
- APPROX. 15 MINUTES FROM ANKENY



**515.460.8585 | [wmgauction.com](http://wmgauction.com)**



POLK COUNTY, IOWA

# ACREAGE FOR SALE



WHITAKER MARKETING GROUP  
AUCTIONS | REAL ESTATE

Just minutes from both Ankeny and Ames, this 4.99± acre Polk County acreage gives you the best of both worlds—quiet country living with quick access to everything you need. The home sits on pavement for easy year-round travel and has been updated with a new roof and a brand-new deck that's perfect for relaxing or entertaining. Inside, the spacious ranch layout offers 3,840 square feet, a walk-out basement, a fun wet bar area, and plenty of room for gathering with family and friends. With five bedrooms, three bathrooms, and an attached three-car garage, this acreage is move-in ready and full of charm. Outside, approximately 3.15 acres of fenced-in pasture provide space for hobby livestock or open green area. It's a bright, well-kept property in a prime rural setting—one you'll enjoy from day one.

**Open House:** December 6th, 1-3PM & December 14th, 1-3PM

**Location of Property:** 15112 NE 72nd St, Cambridge, IA 50046

**Directions to the Property:** From Ankeny, head north on I-35 N for 3.7 miles. Take exit 96 toward Elkhart/Polk City. Turn right onto NE 126th Ave and continue for 1.4 miles. Then turn left onto NE 38th St and continue for 2.4 miles. Continue onto NE White Oak Dr for 0.7 miles. Then turn right onto NE 150th Ave and continue for 3.6 miles. Turn left onto NE 72 St and continue for 0.1 miles. The property will be on the left (West).

**Legal Description:** Sec 12-81N-23W. (Geoparcel: 8123-12-400-004)

**Acres:** 4.99±

**Taxes:** \$6,928.20 Estimated

**Zoning:** Ag

**School District:** Collins-Maxwell Community School

**Occupancy:** Single Family

**Style:** Ranch

**Year Built:** 2006

**Roof:** Gable

**Total Gross Living Area:** 3,840 SF

**Exterior Material:** Vinyl Siding

**Bedrooms:** 5

**Bathrooms:** 3

**Central Air:** Yes

**Heat:** Gas Forced Air

**Number of Fireplaces:** 1

**Garage:** 3 Car Garage

#### Recent Improvements:

-New Carpet in Downstairs Bedrooms and Stairs

-New Paint in House

-New Deck and Roof

#### Utilities:

-Ankeny Sanitation (Garbage)  
-average of \$23 a month

-MidAmerican (Electric)  
-average of \$120 a month



DAVID AND ANN WHITAKER  
Real Estate Agents/Auctioneers

515.460.8585 | [wmgauction.com](http://wmgauction.com)





## TERMS & CONDITIONS:

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

**One Chance Sealed Bids:** Written bids will be received at the office of Whitaker Marketing Group, on or before December 20th, 2025 at 5 PM CST, and all bidders will be notified of receipt. Sellers will be given until Monday, December 22nd, 2025 to review offers and make their decision. No other bidding round will be performed. This is a one-chance sealed bid. Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to [info@wmgauction.com](mailto:info@wmgauction.com). Bids should be for the total price, not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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.

**Fences:** All existing fences, if any, are conveyed in their present condition. The Seller will not repair, replace, or upgrade any fencing prior to closing. Some tract or boundary lines may not have fencing in place; if new fencing is desired, all installation and associated costs shall be the Buyer's responsibility after closing. Fence locations are approximate and not guaranteed to match property boundaries.

**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:** Upon the conclusion of the bidding, the chosen 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 seller's attorney's trust account and is non-refundable.

**Auction Premium:** A 3% Auction Premium will be charged and be added to the high bid amount to become the gross sales price.

**Closing:** The sale closing is on January 21st, 2026, 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.

**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. 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. Seller reserves the right to reject any and all bids. Any announcements or notices made on auction day by the auctioneer and/or auction company 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.

**Online Submission:** Please visit our website to register if choosing to submit your offer online. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid/offer or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

**Other Realtors:** We like to work with other realtors! If you have a client you would like to show, please use the showingtime app. We will be offering a 2% buyer broker commission. The buyers realtor must email [info@wmgauction.com](mailto:info@wmgauction.com) your signed buyer broker agreement prior to your client bidding. Otherwise it is assumed that buyers are representing themselves.

**Seller(s):** Stephen and Linda Weldon Revocable Trust



**POLK COUNTY, IOWA**

# SEALED BID ACREAGE AUCTION



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

[wmgauction.com](http://wmgauction.com)



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

101 US HWY 69 HUXLEY IA, 50124  
David Whitaker License # B61078000  
Firm # F05899000



**DAVID AND ANN WHITAKER**

Real Estate Agents/Auctioneers

**515.460.8585**