

HARDIN COUNTY, IOWA

SEALED BID FARMLAND AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



156± ACRES
OFFERED AS 1 TRACT

AUCTION INFORMATION:

Written bids due to
Whitaker Marketing Group,
Thursday, November 20, 2025, 5:00 PM
or emailed to info@wmgauction.com

156± ACRES

Sec 7-89N-22W

77.4 CSR2 ON TILLABLE ACRES

Location of Land: Located 5.3 miles Northwest of Alden, Iowa.

Taxes: \$5,032 Estimated

Tillable Acres: 155.21+/- acres

Zoning: A-1 Ag

Farm Tenancy: The seller will be keeping the 2025 rent payment.

The farm is open for the 2026 crop season.

FSA Number: #7437

FSA Tract Number: #3747

FSA Farmland Acres: 155.21 +/-

FSA Cropland Acres: 155.21 +/-

HEL & Wetlands: NHEL

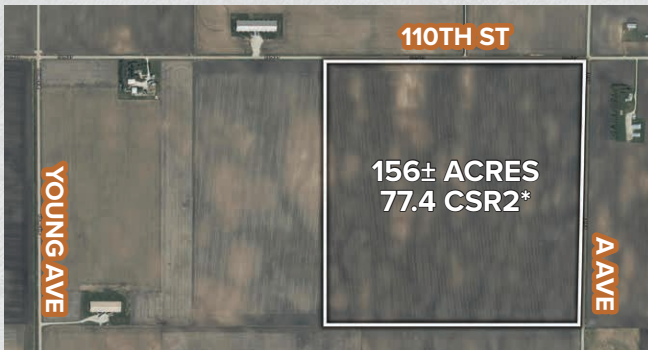
Total Base Acres: 154.85

Corn Base: 85.28

PLC Yield: 155

Soybean Base: 69.57

PLC Yield: 43



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
95	Harpis clay loam, 0 to 2 percent slopes	47.10	30.3%		IIw	72
329	Webster-Nicollet complex, 0 to 3 percent slopes	32.11	20.7%		IIw	87
138B	Clarion loam, 2 to 6 percent slopes	25.02	16.1%		IIe	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	24.09	15.5%		IIIw	59
507	Canisteo clay loam, 0 to 2 percent slopes	19.40	12.5%		IIw	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.79	3.1%		IIle	83
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.34	0.9%		IVe	41
506	Wacousta silt loam, 0 to 1 percent slopes	0.74	0.5%		IIIw	74
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.40	0.3%		IIle	64
55	Nicollet clay loam, 1 to 3 percent slopes	0.22	0.1%		Iw	89

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*ON TILLABLE ACRES

Weighted Average 77.4*

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 November 20th, 2025 at 5 PM CST, and all bidders will be notified of receipt. Sellers will be given until Monday, November 24th, 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

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.

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 Doran Law Trust Account.

Closing: Ben Doran, attorney at Doran Law Firm Plc, will be the closing attorney. The sale closing is on January 7th, 2025, 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.

Seller(s): James Silke and Janet Westrum



WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

HARDIN COUNTY, IOWA

SEALED BID FARMLAND AUCTION



SEALED BIDS DUE:

THURSDAY

NOVEMBER 20, 2025

5:00 PM

156± ACRES
OFFERED AS 1 TRACTS

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101 US Hwy 69 Huxley, IA 50124
or emailed to info@wmgauction.com



David & Ann Whitaker

WHITAKER MARKETING GROUP
AUCTIONEERS/REAL ESTATE AGENTS

515.996.5263



Licensed in Iowa, David Whitaker • License # B61078000 • Firm # F06262000
101 US 69 Huxley, Iowa 50124

FARM | RECREATIONAL | PASTURE | INVESTMENT

 LAND
IS OUR BRAND
WHITAKER MARKETING GROUP



FARM | RECREATIONAL | PASTURE | INVESTMENT

One Chance Sealed Bid Form
156 +/- Acres, Hardin County, Iowa

I/we hereby offer the following amount(s) for the parcel(s) listed below:

- ☐ **Tract of Land:** 156 Acres +/- Acres in Hardin County Iowa
Sec 7-89N-16W (Parcel ID 892207200001, 892207200002, 892207200003, 892207200004)

Total Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding.**

Signature

Date

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

By submitting this bid, the Bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. The Bidder acknowledges they have reviewed and agree to all terms and conditions of the sale as outlined on the website or in the sales brochure. The Bidder further agrees to sign the Real Estate Sale and Purchase Agreement and provide a non-refundable earnest money deposit of 10% of the bid price within 48 hours of bid acceptance. Should the Bidder rescind or fail to perform on the bid, the 10% earnest money deposit remains non-refundable and will be retained as liquidated damages.

Return no later than 5 PM CST, Thursday, November 20th, 2025, to:

Whitaker Marketing Group
101 US Hwy 69 Huxley, IA 50124
Info@wmgauktion.com

(515) 996-5263 - Office
(515) 460-8585 - David's Cell
(515) 460-0255 - Ann's Cell