

FLOYD COUNTY, IOWA

RECREATIONAL LAND FOR SALE



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

- CRP AND CROPLAND INCOME
- GREAT HUNTING GROUND
- MOWED TRAILS

ASKING: \$1,000,000
169.02± ACRES

515.996.5263 | wmgauction.com

FLOYD COUNTY, IOWA RECREATIONAL LAND FOR SALE



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



This outdoorsman's paradise offers everything you could want in a premier hunting retreat. With miles of mowed trails, thoughtfully planted trees, and the Shell Rock River winding through the landscape, it's designed for both recreation and wildlife habitat. The well-maintained CRP provides excellent cover, while the included cropland adds bonus income potential. From hunting and habitat management to relaxation and investment, the opportunities are endless with this one-of-a-kind offering. The property is composed of one tract of land totaling 169.02 +/- acres, more or less, in Sec 3, 4-95N-18W.

Location of Land: Located 1.4 miles Northwest of Rockford, Iowa

Directions to the Farm: From Rockford, head Northwest on Red Ball Rd toward 3rd Ave NW for 1.7 miles. The property will be on the East (right) side of the road.

Legal Description: Sec 3, 4-95N-18W, Parcel IDs: (09-04-200-007-00, 09-03-300-001-00)

Taxes: \$3,086 Estimated

Tillable Acres: 36.81 (Surety Maps)

CSR2: 61.5 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farmland is rented out for the 2026 crop season.

Easements: There is an easement through the neighbors property to access the northeast corner of the property from the gravel road North of the Shell Rock River.

Hunting Stands: The hunting stands are not included with the property.

CRP Information:

Total CRP Acres: 90.3 - **Total:** \$21,932 Annually

Contract #	Acres	\$/AC	Annual Payment	Start Date	End Date	Years Left
11185A	26.70	\$301.30	\$8,045	10/01/2014	09/30/2029	4
11427	4.50	\$263	\$1,184	10/01/2025	*See Notes Below	
11757	11.90	\$79.20	\$943	10/01/2016	09-30-2031	6
11428	44.60	\$248.38	\$11,078	10/01/2015	09-30-2030	5
11426	2.60	\$262.49	\$682	10/01/2015	09-30-2030	5

*We are waiting for documents stating when the end date of the contract is.



TERMS & CONDITIONS:

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.

Earnest Payment: Earnest money 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 will be an agreed-upon date 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.

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): Andrea Trevett, Dana Jordan, and Neil Trevett



FLOYD COUNTY, IOWA

RECREATIONAL LAND FOR SALE



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

515.996.5263 | wmgauction.com



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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



DAVID & ANN WHITAKER

Auctioneers/Real Estate Agents

515.996.5263 | wmgauction.com