

# LIVE & ONLINE BIDDING **FARMLAND AUCTION**

# BOONE COUNTY, IOWA



# 152.15 AC<sup>±</sup>



Sec 16-85N-25W

**LOCATED 8 MILES WEST OF STORY CITY, IOWA ON 120TH ST.**

**Seller: Mackey and Osborn Family**

## Auction Time & Location:

# THURSDAY JULY 6, 10 AM

**Central Iowa Expo**  
1827 217th Road  
Boone, IA 50036

# OFFERED AS 1 TRACT

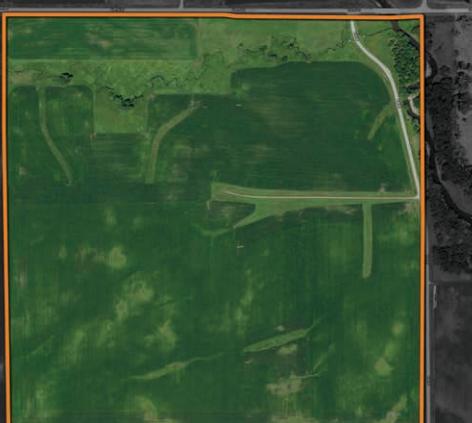
# 67 CSR2

## on Tillable Acres



# WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE



# MORE INFO & ONLINE BIDDING AT **IOWALANDGUY.COM**

**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

# TERMS AND CONDITIONS

## Boone County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 152.15+/- acre tract of farmland for sale in Iowa, located in Boone County.

This property has great farmability with pasture and great access. The property is composed of one tract of land totaling 152.15 acres, more or less, in Sec 16-85N-25W.

### Highlights:

- Great Farmability
- Fenced Pasture with water
- Good access to Hwy 17

### LOT DETAILS

**Location of Land (Directions to the farm):** From Gilbert head West 2.5 miles on 170th St/Mathews Dr toward Hall St. Turn right (North) onto 500th Ave/Y Ave and drive for 4.1 miles. Turn left (West) onto 130th St/County Rd E 18 and continue for 3 miles. Turn right (North) on V Ave and drive for 0.8. The farmland will be on the left side (West)

### Location of Auction:

Central Iowa Expo  
1827 217th Road  
Boone, IA 50036

### Date of Auction:

Thursday, July 6th, 2023 at 10 AM

**Legal Description:** Sec 16-85N-25W  
(Parcel ID's 88525161100001, 88525161200001, 88525161300001, 88525161400001).

**Selling Multiplier:** 152.15

**Taxable Acres:** 152.15

**Taxes:** \$3,738 Estimated

**Tillable Acres:** 131.07 (Surety Maps)

**CSR2:** 67 (Tillable)

**Zoning:** A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2023 crop season. Buyer(s) will receive a \$17,437.50 cash credit at closing.

### Government Programs:

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

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

Seller agrees to provide yield and other required documentation to Buyer to fulfill the obligations of government programs if any.

**FSA Number:** #1031

**FSA Tract Number:** #2614

**FSA Farmland Acres:** 153.84+/-

**FSA Cropland Acres:** 131.07+/-

**HEL & WETLANDS:** HEL

**Total Base Acres:** 123.80

**Corn Base:** 63.90   **PLC Yield:** 149

**Bean Base:** 59.90   **PLC Yield:** 42

### TERMS & CONDITIONS

**Auction 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.

# AUCTION INFORMATION



## Auction Time & Location:

**THURSDAY  
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**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 August 21, 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. Seller reserves the right to reject any and all bids. Any announcements made 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):** Mackey and Osborn Family

More Info & Online Bidding at: [IOWALANDGUY.COM](http://IOWALANDGUY.COM)

## SOIL MAP

**State:** Iowa  
**County:** Boone  
**Location:** 16-85N-25W  
**Tillable Acres:** ±131.07



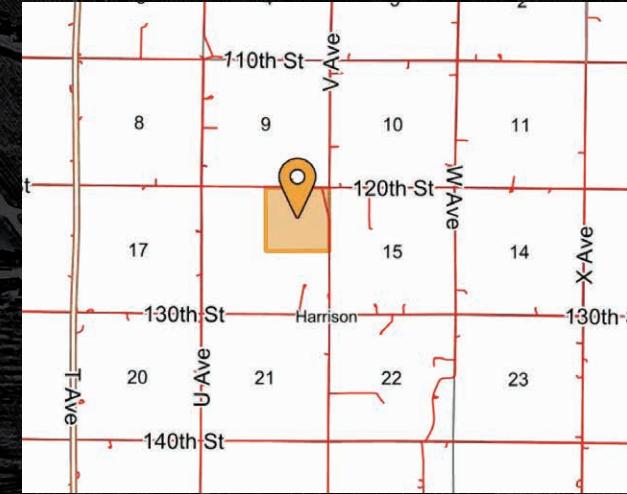
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	41.01	31.3		llw	86
138C	Clarion loam, 6 to 10 percent slopes	13.54	10.3		IIIe	84
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	12.36	9.4		IVe	41
823B	Ridgeport sandy loam, 2 to 5 percent slopes	8.84	6.7		IIIe	51
639D	Storden-Salida complex, 9 to 14 percent slopes	8.15	6.2		IVe	29
138B	Clarion loam, 2 to 6 percent slopes	7.62	5.8		IIe	89
828B	Zenor sandy loam, 2 to 5 percent slopes	6.88	5.2		IIIe	52
73D	Hawick gravelly sandy loam, 6 to 12 percent slopes	5.36	4.1		IVs	31
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.94	3.8		llw	76
55	Nicollet clay loam, 1 to 3 percent slopes	4.29	3.3		lw	89
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3.34	2.5		IIIe	64
27C	Terril loam, 5 to 9 percent slopes	3.24	2.5		IIIe	85
28B	Dickman sandy loam, 2 to 6 percent slopes	3.06	2.3		IIIe	20
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	2.93	2.2		IVe	20
203	Cylinder loam, 0 to 2 percent slopes	2.60	2.0		Ils	58
507	Canisteo clay loam, 0 to 2 percent slopes	1.76	1.3		llw	84
828C	Zenor sandy loam, 5 to 9 percent slopes	1.15	0.9		IIIe	47

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\*On Tillable Acres

## Weighted Average

67\*



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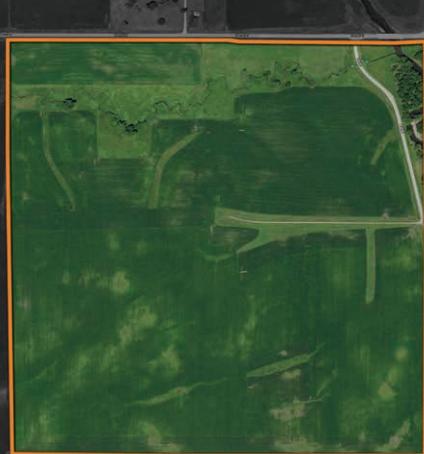
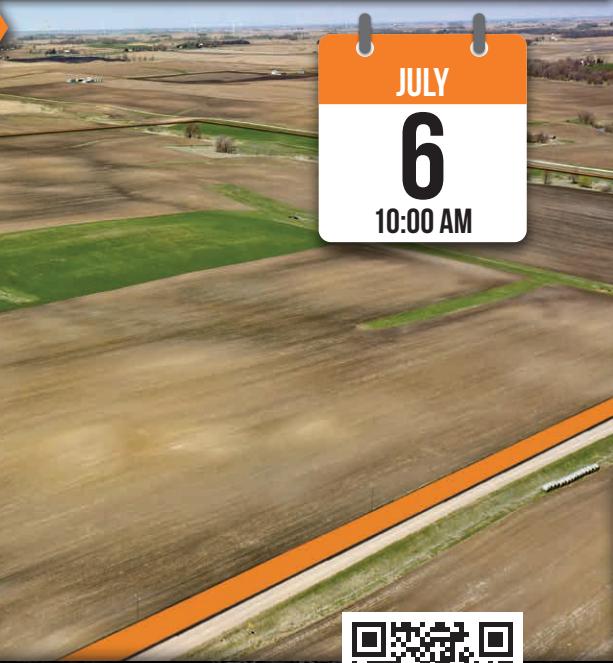
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