

LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

39.5 AC±

Auction Time & Location:

**WEDNESDAY
SEPT 6, 10AM**

Fairview Lodge
708 Grove Avenue
Story City, IA 50248

OFFERED AS 1 TRACT

77.7 CSR2



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

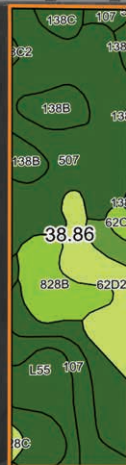


DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Sec 13-85N-25W

LOCATED 5 MILES WEST OF STORY CITY, IOWA ON 120TH ST.

Seller: Mary T. Jacobson Revocable Trust



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

TERMS AND CONDITIONS

Boone County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 39.5 +/- acre tract of farmland for sale in Iowa, located in Boone County.

This property has great Farmability and great access. The property is composed of one tract of land totaling 39.5 acres, more or less, in Sec 13-85N-25W.

Highlights:

- Great Farmability
- Great Location

LOT DETAILS

Location of Land: Located 5 Miles West of Story City, IA on 120th Street.

Directions to the farm: From Story City head West 0.9 miles on 115th. Turn left (South) onto US-69 S and drive for 0.4 miles. Turn right (West) onto 120th St continue for 4.6 miles. The farmland will be on the left side (South)

Location of Auction:

Fairview Lodge
708 Grove Avenue
Story City, IA 50248

Date of Auction:

Wednesday, September 6th, 2023 at 10 AM

Legal Description:

Sec 13-85N-25W
(Parcel ID's 088525132100001, 088525132400001)

Selling Multiplier: 39.5

Taxable Acres: 39.5

Taxes: \$1,142 Estimated

Tillable Acres: 38.86 (Surety Maps)

CSR2: 77.7 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for the 2023 crop season.

FSA Number: #5474

FSA Tract Number: #10782

FSA Farmland Acres: 39.84+/-

FSA Cropland Acres: 39.84+/-

HEL & WETLANDS: NHEL

Total Base Acres: 35.00

Corn Base: 18.30 **PLC Yield:** 165

Bean Base: 16.70 **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



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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 October 20, 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.

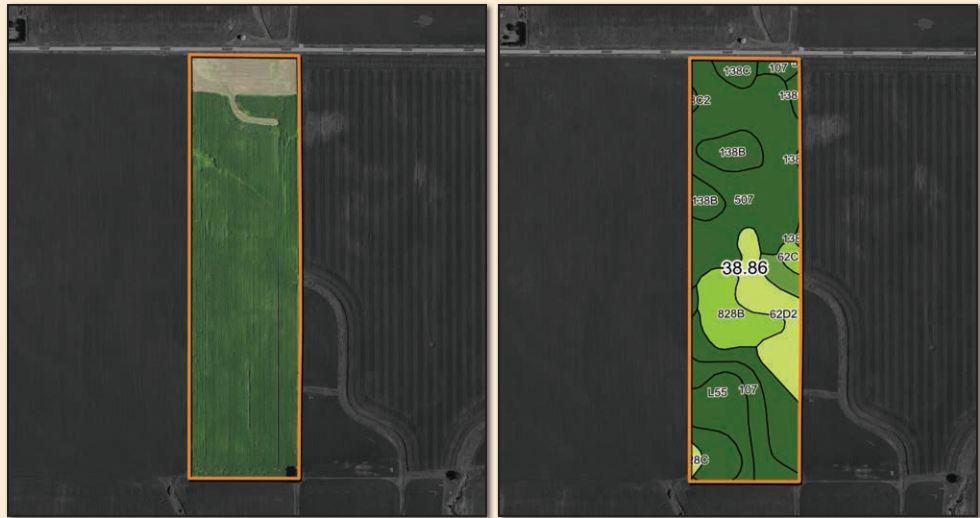
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. 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): Mary T. Jacobson Revocable Trust

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Boone
Location: 13-85N-25W
Acres: ±38.86

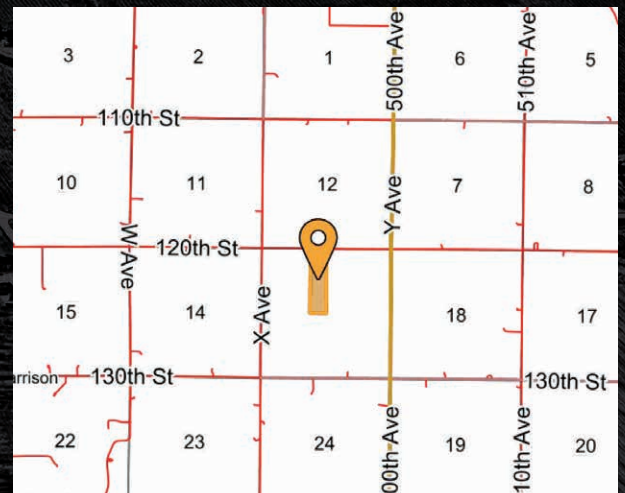


Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	13.55	34.9		IIw	84
L55	Nicollet loam, 1 to 3 percent slopes	6.62	17.0		Ie	91
138B	Clarion loam, 2 to 6 percent slopes	4.38	11.3		Ile	89
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.22	10.9		IVe	41
107	Webster clay loam, 0 to 2 percent slopes	3.52	9.1		IIw	86
828B	Zenor sandy loam, 2 to 5 percent slopes	3.44	8.9		IIIe	52
138C	Clarion loam, 6 to 10 percent slopes	1.00	2.6		IIIe	84
585B	Coland-Spillville complex, 2 to 5 percent slopes	0.86	2.2		IIw	71
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.56	1.4		IIIe	83
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.45	1.2		IIIe	64
828C	Zenor sandy loam, 5 to 9 percent slopes	0.26	0.7		IIIe	47
Weighted Average						77.7

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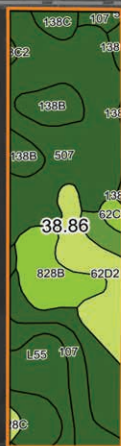


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