

WHITAKER MARKETING GROUP

LAND AUCTION

CRAWFORD COUNTY, IA

MARCH

5

11:00 AM

Boulders Event Center

2507 Boulder Dr.

Denison, IA 51442

80 AC±
77.6 CSR2*

*ON TILLABLE ACRES



MORE INFORMATION AT
IOWALANDGUY.COM



**DAVID & ANN
WHITAKER**

Auctioneers/Real Estate Agents
Whitaker Marketing Group

515.996.5263



AUCTION INFORMATION AND TERMS AND CONDITIONS

A06-24

Crawford County, Iowa

Farmland For Sale

Tuesday, March 5, 2024

11:00 AM (CT)

Boulders Event Center

2507 Boulder Dr.

Denison, IA 51442

Whitaker Marketing Group is honored to present this 80 +/- acre tract of farmland for sale in Iowa, located in Crawford County.

This property has great farmability and great access. The property is composed of one tract of land totaling 80 acres, more or less, in Sec 12-83N-38W.

Highlights:

- Consistently Strong Yields
- Great Location
- Well Maintained Soils

Location of Land: Located 3.4 miles Southwest of Vail, IA.

Directions to the Farm: From Vail, IA head southwest on US-Highway 30 W and drive for 1.7 miles. Turn left (South) onto 330th St. and drive for 1.4 miles. The farmland will be located on the left (East) side of the road.

Legal Description: 12-83N-38W (Parcel ID's 1412100001, 1412100003)

Selling Multiplier: 80

Taxable Acres: 77

Taxes: \$2,590 Estimated

Tillable Acres: 73.84 (Surety Maps)

CSR2: 77.6 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is open for the 2024 planting season. All government payments (if any) will go to the new buyer for 2024 and subsequent years.

FSA Number: #6773

FSA Tract Number: #6101

FSA Farmland Acres: 76.47 +/-

FSA Cropland Acres: 75.57 +/-

HEL & WETLANDS: HEL

Total Base Acres: 67.30

Corn Base: 39.65 **PLC Yield:** 156

Bean Base: 27.65 **PLC Yield:** 46

TERMS & CONDITIONS

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

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: 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 April 19, 2024, 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, open for the 2024 crop season.

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 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.

Online Submission: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line 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 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): Alex Segebart

MORE INFORMATION AT
IOWALANDGUY.COM



SOIL MAP

State: Iowa
County: Crawford
Location: 12-83N-38W
Acres: ±73.84

Corn Crop History*

Year	Total Production	Acres	Yields & Description	TA Yield
2013	8,247	48.40	170A	199
2014	15,393	87.80	175A	201
2015	16,168	79.80	203A	226
2016	10,169	47.00	216A	236
2017	10,325	50.20	206A	223
2018	9,487	46.90	202A	216
2018	9,840	48.42	203A	214
2019	8,355	45.25	185A	194
2020	5,274	26.85	196A	202
2022	9,022	44.39	203A	206

Soybeans Crop History*

Year	Total Production	Acres	Yields & Description	TA Yield
2013	893	22.10	40A	46
2014	3,179	55.80	57A	62
2015	3,528	61.60	57A	61
2016	1,407	23.30	60A	64
2017	1,020	20.10	51A	54
2018	1,230	23.30	53A	56
2018	1,112	21.95	51A	53
2019	1,604	26.85	60A	62
2020	2,145	43.52	49A	50
2022	1,564	26.85	58A	59

* Includes some additional information from an FSA tract not being sold



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	30.41	41.2		IIIe	61
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	15.55	21.1		IIIe	87
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	15.42	20.9		Ile	92
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	5.17	7.0		Ile	81
9B	Marshall silty clay loam, 2 to 5 percent slopes	4.42	6.0		Ile	95
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.87	3.9		Ile	92

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*On Tillable Acres

Weighted Average

77.6*



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 AUCTIONS | REAL ESTATE

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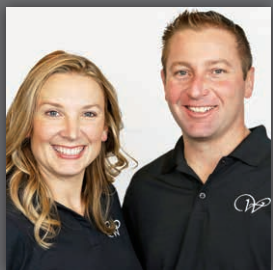
101 US 69, Huxley, Iowa 50124

CRAWFORD COUNTY, IOWA LAND AUCTION

80 AC± • 77.6 CSR2 on
Tillable
Acres

Auction Date:
TUESDAY
MARCH 5, 2024 • 11:00 AM

Consistently Strong Yields • Great Location



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