

SEALED BID FARMLAND AUCTION

RINGGOLD COUNTY, IOWA

80 AC±

Auction Info:

FRIDAY
NOV 18, 5PM CST
Sealed Bid Auction

OFFERED AS 1 TRACT

42.5 CSR2

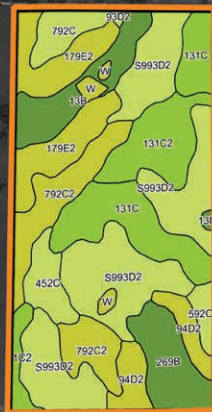


WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Sec 35-69N-30W
LOCATED 2 MILE NORTHWEST OF MT AYR, IOWA
Seller: **Lavena Wimer Estates**



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

TERMS AND CONDITIONS

Ringgold County Iowa Farmland For Sale

November 18th, 2022 at 5:00 pm CST

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

This property is great investment potential, and has good hunting and recreational grounds. The property is composed of one tract of land totaling 80 acres, more or less, in Sec 35-69N-30W.

Highlights:

- Investment Potential
- Good Laying Farmland
- Recreational Ground
- Hunting Ground

LOT DETAILS

Location of Land: Located 2 mile northwest of Mt Ayr, IA.

Directions to the farm: From Mt Ayr travel on N West St for 1.25 miles, turn left (west) on Hwy 344/210th Street, and continue for 1 mile. When you get to the curve the tract will be on the left (south) side.

Location of Auction:

Sealed Bid Auction due by 5 PM CST on November 18th, 2022

Legal Description: Sec 35-69N-30W

Taxable Acres: 77 Estimated

Taxes: \$1,152 Estimated

Pasture Acres: 80 (Surety Maps)

CSR2: 42.5 (Pasture)

Zoning: A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2023.

Government Programs:

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

Buyer will receive the 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: #1166

FSA Tract Number: #887

FSA Farmland Acres: 192.7+/-

*NOTE: The numbers below include the 120 Acres adjacent parcel to the east.

FSA Cropland Acres: 158.44+/-

HEL & WETLANDS: NHEL and HEL

Total Base Acres: 45.1

Corn Base: 25.2 **PLC Yield:** 105

Bean Base: 20.9 **PLC Yield:** 30

TERMS & CONDITIONS

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

Sealed bids: Written bids will be received at the office of Whitaker Marketing Group, on or before November 18th, 2022 at 5 PM CST, and all bidders will be notified shortly thereafter.

Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to info@wmgauction.com. *Bid forms are available at www.IowaLandGuy.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.

AUCTION INFORMATION

Auction Info:

FRIDAY
NOVEMBER 18, 5PM CST

Sealed Bid Auction

Written bids can be mailed to:

Whitaker Marketing Group
101 US Hwy 69, Huxley, IA 50124

or emailed to:

info@wmgauction.com

More Info & Bid Form at: IOWALANDGUY.COM

80 AC±

**OFFERED AS
1 TRACT
42.5 CSR2**

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 January 10, 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.

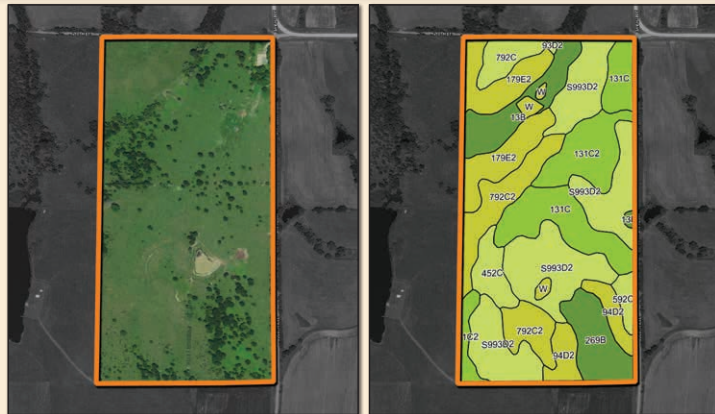
Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

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. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made on 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): Lavena Wimer Estates

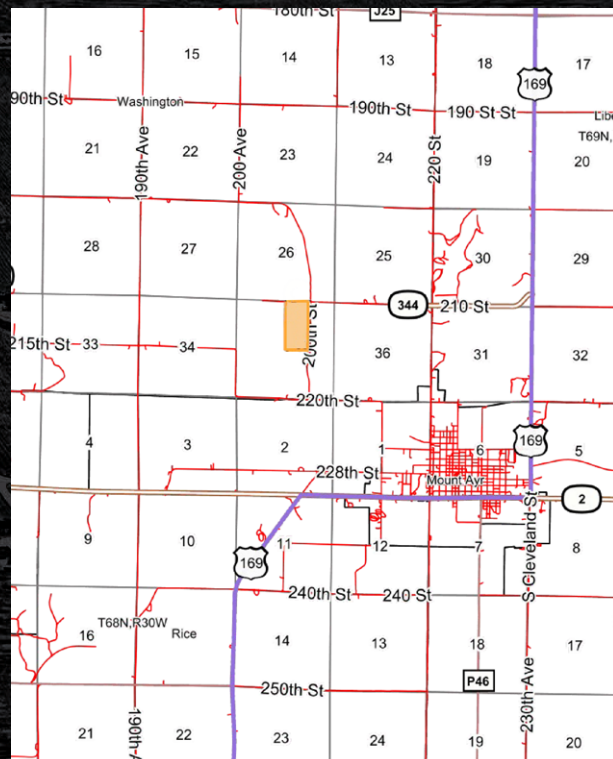
SOIL MAP

State: Iowa
County: Ringgold
Location: 35-69N-30W
Acres: ±79.36



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
S993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately 22.43 eroded	22.43	28.3		IVe	32
131C	Pershing silt loam, 5 to 9 percent slopes	9.79	12.3		IIIe	65
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	9.21	11.6		VIe	24
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	8.46	10.7		IIIe	24
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	7.54	9.5		IIIe	62
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	5.45	6.9		IIW	78
269B	Humeston silty clay loam, 2 to 5 percent slopes, rarely flooded	5.06	6.4		IIW	71
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	3.70	4.7		IVe	20
792C	Armstrong loam, 5 to 9 percent slopes	2.73	3.4		IIIe	35
452C	Lineville silt loam, 5 to 9 percent slopes	2.71	3.4		IIIe	48
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	1.08	1.4		IIIe	31
W	Water	1.00	1.3			0
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.20	0.3		IVe	32
Weighted Average						42.5

© AgriData, Inc 2022



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263
info@wmgauction.com

WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING FARMLAND AUCTION

RINGGOLD COUNTY, IOWA
80 AC± • 42.5 CSR2

Auction Info:

FRIDAY • NOVEMBER 18, 5PM ^{CST}
Sealed Bid Auction



DAVID & ANN
WHITAKER

Auctioneers/Real Estate Agents

515.996.5263

SEALED BID
FARMLAND AUCTION

80 AC±

OFFERED AS
1 TRACT
42.5 CSR2



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

RINGGOLD COUNTY, IOWA



NOVEMBER

18

5:00 PM

Investment Potential
Good Laying Farmland

MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

