

LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

160 AC±

Auction Time & Location:

**WEDNESDAY
NOV 15, 10AM**

Central Iowa Expo
1827 217th Road
Boone, IA 50036

OFFERED AS 1 TRACT

77.1 CSR2

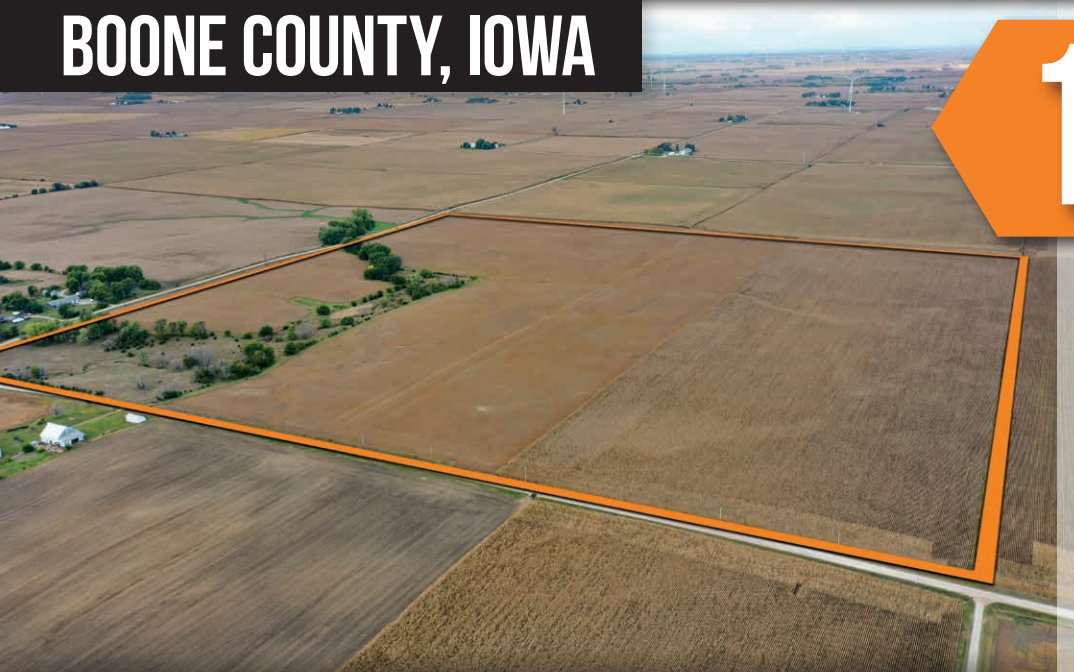
on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263



Sec 24-85N-26W

LOCATED 6 MILES NORTHEAST OF BOONE, IOWA

Seller: Myra Nell Estate



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

TERMS AND CONDITIONS

Boone County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 160 +/- 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 160 acres, more or less, in Sec 24-85N-26W.

Highlights:

- Great Farmability
- Great Location

LOT DETAILS

Location of Land: Located 6 miles Northeast of Boone, IA.

Directions to the farm: From Boone, IA head North on P Ave and drive for 5.1 miles. Turn right (East) onto 140th St and drive for 2.1 miles. The farmland will be located on the left (North) side of the road.

Location of Auction:

Central Iowa Expo
1827 217th Road
Boone, IA 50036

Date of Auction: Wednesday, November 15th, 2023 at 10 AM

Legal Description: Sec 24-85N-26W
(Parcel ID's 088526243100001, 088526243200001, 088526243300001, 088526243400001)

Selling Multiplier: 160

Taxable Acres: 156

Taxes: \$5,060 Estimated

Tillable Acres: 141.89 (Surety Maps)

CSR2: 77.1 (Tillable)

Zoning: A-1 Ag

Disclosure: Tires will be left on farm ... Sold As/Is

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

Drainage District: #118 County Tile Map

FSA Number: #201

FSA Tract Number: #1328

FSA Farmland Acres: 156.00+/-

FSA Cropland Acres: 141.89+/-

HEL & WETLANDS: HEL

Total Base Acres: 119.80

Corn Base: 68.70 **PLC Yield:** 159

Bean Base: 49.60 **PLC Yield:** 41

Oat Base: 1.50 **PLC Yield:** 68

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.

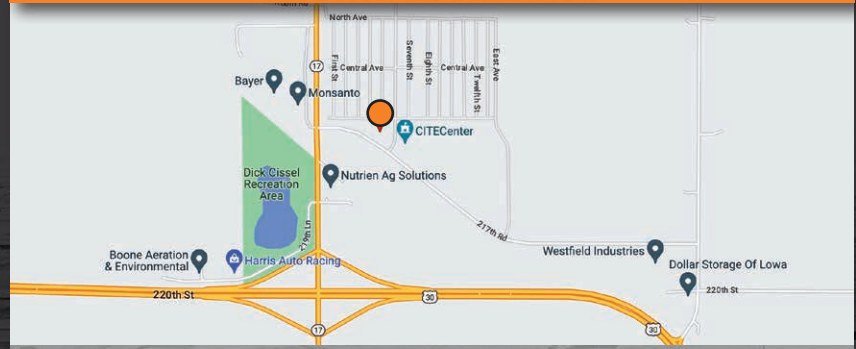
Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be pro-rated to the day of closing.

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.

AUCTION INFORMATION



Auction Time & Location:

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Closing: The sale closing is on January 4, 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.

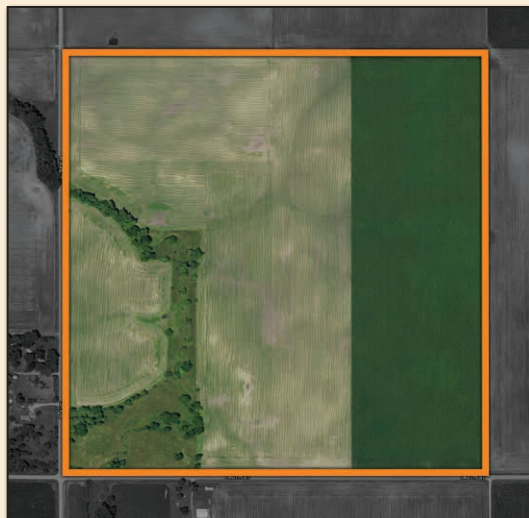
Online Bidding: Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, 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): Myra Nell Estate

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Boone
Location: 24-85N-26W
Acres: ±141.89



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	33.76	23.8		IIIe	83
507	Canisteo clay loam, 0 to 2 percent slopes	25.13	17.7		IIlw	84
55	Nicollet clay loam, 1 to 3 percent slopes	24.47	17.2		Iw	89
138B	Clarion loam, 2 to 6 percent slopes	18.44	13.0		Ile	76
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	14.36	10.1		IVe	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.23	5.8		IIlw	83
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	7.67	5.4		IVe	91
95	Harps clay loam, 0 to 2 percent slopes	6.75	4.8		IIlw	87
107	Webster clay loam, 0 to 2 percent slopes	3.08	2.2		IIlw	75
*On Tillable Acres Weighted Average						77.1

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101 US 69, Huxley, Iowa 50124

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STORY COUNTY, IOWA

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