

HUMBOLDT COUNTY, IOWA

FARMLAND AUCTION

183.92± ACRES
83.1 CSR2 ON TILLABLE ACRES

NOVEMBER

12

10:00 AM



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

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

AUCTION INFORMATION AND TERMS AND CONDITIONS

Humboldt County, Iowa

Live and Online Farmland Auction:

Tuesday, November 12th, 2024 at 10:00 am

Whitaker Marketing Group is honored to present this 183.92 +/- acre tract of land for sale in Humboldt County.

This property has a Good CSR and Great Farmability. The property is composed of one tract of land totaling 183.92 +/- acres, more or less, in Sec 19-91N-29W.

Highlights:

- Good CSR
- On Pavement
- Great Farmability

Location of the Auction:

Humboldt County Fairgrounds
311 6th Ave N, Humboldt, IA 50548

Directions to the Farms:

From Humboldt, head South on 169 S for 1.9 miles, Turn West (right) onto 250th and drive for 4.7 miles. The land will be on the South (left) side of the road.

Location of Land:

Located 5.6 miles Southwest of Humboldt, Iowa

Legal Description:

Sec 19-91N-29W, Parcel IDs: (1019100001, 1019100002, 1019100003, 1019100004)

Selling Multiplier: 183.92

Surveyed Acres: 183.92

Taxes: \$6,422 Estimated

Tillable Acres: 176.72 (Surety Maps)

CSR2: 83.1 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2025.

FSA Number: #179

FSA Tract Number: #1495

FSA Farmland Acres: 176.72 +/- acres

FSA Cropland Acres: 176.72 +/- acres

HEL & WETLANDS: NHEL

Total Base Acres: 176

Corn Base: 90.89

PLC Yield: 150

Wheat Base: 85.11

PLC Yield: 52

TERMS & CONDITIONS

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

Survey: A survey has been completed on this tract. The selling multiplier reflects the 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 prorated to the day of closing.

Contract and Title: Immediately upon the acceptance of the offer, the successful buyer(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 offers.

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 December 27th, 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.

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, buyers 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 offers. 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): Estate of Mildred Johannes



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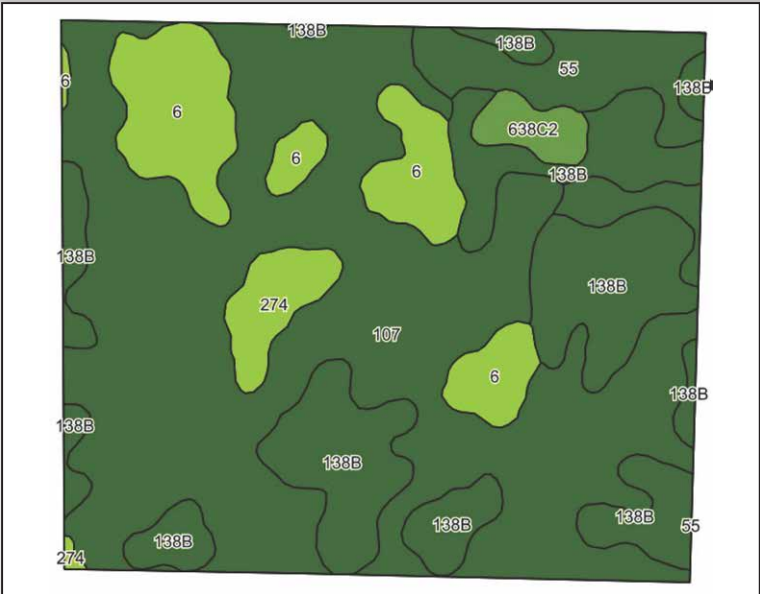
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MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



TILLABLE SOIL MAP

State: Iowa
County: Humboldt
Location: 19-91N-29W
Acres: ±176.72



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
107	Webster clay loam, 0 to 2 percent slopes	96.30	54.6		IIw	86
138B	Clarion loam, 2 to 6 percent slopes	42.05	23.8		Ile	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.99	10.7		IIIw	59
55	Nicollet clay loam, 1 to 3 percent slopes	11.82	6.7		Iw	89
274	Rolfe silt loam, 0 to 1 percent slopes	4.67	2.6		IIIw	57
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.89	1.6		IIle	75
Tillable Acres Weighted Average						83.1

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101 US 69, Huxley, Iowa 50124

LIVE & ONLINE BIDDING FARMLAND AUCTION

HUMBOLDT COUNTY, IOWA

183.92 AC± • 83.1 CSR2 ON TILLABLE ACRES

Auction Time & Location:

TUESDAY, NOVEMBER 12, 10 AM

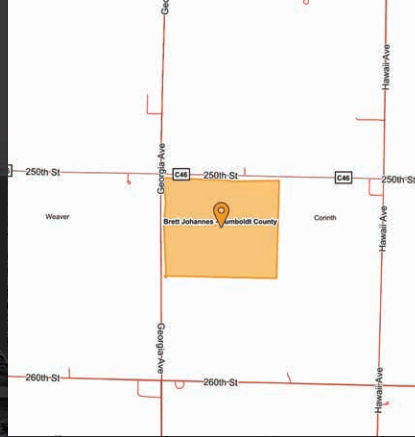
Humboldt County Fairgrounds



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