

BOONE COUNTY, IOWA

HUNTING GROUND

WITH INCOME PRODUCING LAND FOR SALE

110.4± ACRES
82.4 CSR2 on Tillable Acres

\$1,300,000



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

- 
- Great Hunting Ground
 - Buildable
 - Income Producing Land from Farmland and CRP

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

LISTING INFORMATION AND TERMS AND CONDITIONS

L9-24

Whitaker Marketing Group is honored to present this 110.4 +/- acre tract of farmland for sale in Boone County, Iowa

This property is income-producing from Farmland and CRP as well as a great hunting ground. The property is composed of one tract of land totaling 110.4 +/- acres, more or less, in Sec 10,11 and 15-83N-26W.

Highlights:

- Income Producing From Farmland and CRP
- Great Hunting Ground
- Buildable

Location of the Land:

Located 2.2 miles Southeast of Boone, Iowa.

Directions to the Farms:

From Boone, head East on Highway 30 for 1.3 miles. Then turn South (right) onto Quill Ave for 1.8 miles. The farm will be on the West (right) side of the road.

Legal Description:

Sec 10,11 and 15-83N-26W. (Parcel ID's: 088326103400001, 88326104300002, 88326104400002, 88326113300003, 88326152100001)

Taxable Acres: 57.6 +/- acres

Taxes: \$1,578.00 Estimated

Tillable Acres: 16.86 (Surety Maps)

CSR2: 82.4 on Tillable Acres

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for 2024.

CRP Information:

Total CRP Acres: 29.9 - Total \$10,274 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start date	End Date	Years left
11817	4.99	\$205.00	\$1,023.00	10-01-2020	09-30-2030	6
11362	24.91	\$371.38	\$9,251.00	10-01-2016	09-30-2031	7

Description: Sec 10, 11, 15-83N-26W

FSA Tract Number: #1837

FSA Tract Number: #1804

FSA Farmland Acres: 115.16 +/- acres

FSA Cropland Acres: 53.15 +/- acres

HEL & WETLANDS: NHEL

Total Base Acres: 23.10

Corn Base: 23.10

PLC Yield: 113

TERMS & CONDITIONS

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.

Closing: 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 will be an agreed-upon date 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.

Notice: All information contained in this brochure has been obtained 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/offers.

Seller(s): The Nystrom Family Trust

MORE INFORMATION AT

IOWALANDGUY.COM



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TILLABLE SOIL MAP

State: Iowa
County: Boone
Location: 10, 11, 15-83N-26W
Acres: ±16.86



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	6.40	37.9		le	78
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.28	25.4		llw	88
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	2.78	16.5		lle	85
L168B	Hayden loam, Bemis moraine, 2 to 6 percent slopes	1.53	9.1		lle	76
L307	Dundas silt loam, Bemis moraine, 0 to 2 percent slopes	1.01	6.0		llw	81
L55	Nicollet loam, 1 to 3 percent slopes	0.86	5.1		le	91
Weighted Average						82.4

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101 US 69, Huxley, Iowa 50124

HUNTING & INCOME PRODUCING LAND FOR SALE

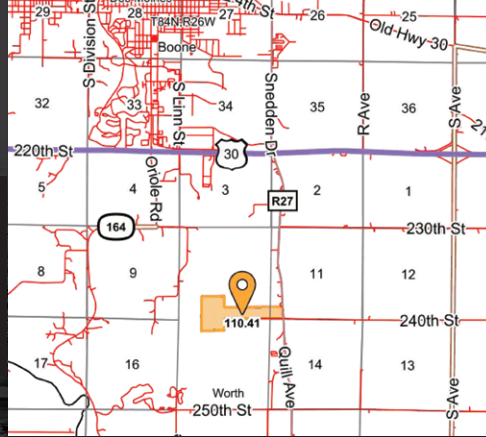
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82.4 CSR2
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