

LIVE & ONLINE BIDDING FARMLAND AUCTION

HAMILTON COUNTY, IOWA

157 AC±



Sec 27-89N-23W

LOCATED 0.8 MILES NORTH OF WILLIAMS, IOWA ON VAIL AVE.

Seller: Bruce Willams and Larry Williams

Auction Time & Location:

**TUESDAY
JUNE 28, 10AM**

Titan Machinery
3093 220th St, Williams, IA 50271

OFFERED AS 1 TRACT

83.6 CSR2

on Tillable Acres



**MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM**

RE/MAX



MARK GREENFIELD

Real Estate Agent

515.450.0590



WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER

Auctioneers/Real Estate Agents

515.996.5263

TERMS AND CONDITIONS

Hamilton County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 157.00 +/- acre tract of farmland for sale in Hamilton County, Iowa. This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 157.00 acres, more or less, in Sec 27-89N-23W.

Highlights:

- Investment Potential
- Good laying farmland

LOT DETAILS

Location of Land: Located north of Williams 0.8 miles.

Directions to the Farm: From Williams head North 0.8 miles on Vail Ave and the farmland will be located on the right side (east).

Location of Auction:

Titan Machinery
3093 220th St, Williams, IA 50271
June 28th, 2022, at 10:00 am

Legal Description: Sec 27-89N-23W

Selling Multiplier: 157

Taxable Acres: 151.98 Estimated

Taxes: \$6,144.75 Estimated

Tillable Acres: 153.5 (Surety Maps)

CSR2: 83.6 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Subject to current lease for 2022

Government Programs:

Seller will receive landowner's share, if any, of annual government payments for the 2022 crop year. Payments for subsequent years will go to the Buyer.

Seller will receive landowner's share, if any, of conservation program (CRP) payments for the 2022 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 Information: (156 Farm Record)

FSA Number: #6126

FSA Tract Number: #1970

FSA Farmland Acres: 158.79 +/-

FSA Cropland Acres: 156.1

HEL & WETLANDS: NHEL

Total Base Acres: 150.91

Corn Base: 108.67 **PLC Yield:** 164

Bean Base: 42.24 **PLC Yield:** 55

TERMS & CONDITIONS

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

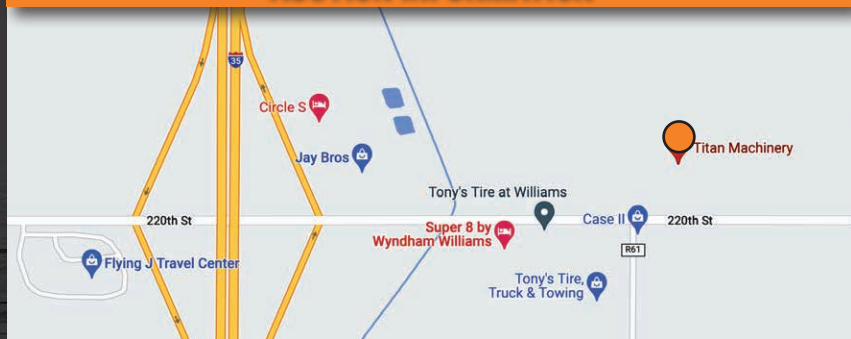
Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

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.

AUCTION INFORMATION



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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 August 12th, 2022, 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 & Remax 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.

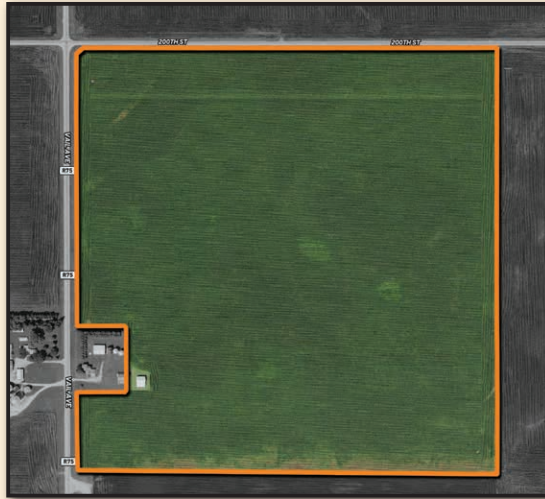
Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. 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 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): Bruce Williams and Larry Williams

More Info & Online Bidding at: IOWALANDGUY.COM

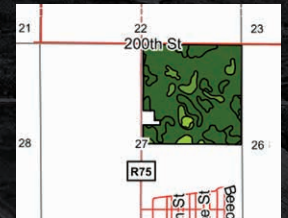
SOIL MAP

State: Iowa
County: Hamilton
Location: 27-89N-23W
Acres: 153.5 ac.±



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	104.28	67.9		IIw	84
55	Nicollet clay loam, 1 to 3 percent slopes	24.71	16.1		Iw	89
95	Harps clay loam, 0 to 2 percent slopes	11.65	7.6		IIw	72
138B	Clarion loam, 2 to 6 percent slopes	6.24	4.1		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	2.26	1.5		IIw	86
956	Harps-Okoboji complex, 0 to 2 percent slopes	2.23	1.5		IIw	69
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.60	1.0		IIIw	59
138C	Clarion loam, 6 to 10 percent slopes	0.53	0.3		IIle	84
On Tillable Acres Weighted Average						83.6

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101 US 69, Huxley, Iowa 50124

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