

LIVE & ONLINE BIDDING FARMLAND AUCTION

BOONE COUNTY, IOWA

145 AC±

Auction Time & Location:

**THURSDAY
OCT 13, 10AM**

American Legion
2830 130th Street
Woodward, IA 50276

OFFERED AS 1 TRACT

86.2 CSR2

on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263



Sec 32-82N-26W

LOCATED 1 MILE NORTHEAST OF WOODWARD, IOWA

Seller: The CTD Trust



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

TERMS AND CONDITIONS

Boone County Iowa Farmland For Sale

October 13th, 2022 at 10 am

Whitaker Marketing Group is honored to present this 145+/- acre tract of farmland for sale in Iowa.

This property boasts high production & CSR2, great investment potential, and good farmability. The property is composed of one tract of land totaling 145 acres, more or less, in Sec 32-82N-26W.

Highlights:

- Investment Potential
- Good Laying Farmland
- High CSR

LOT DETAILS

Location of Land: Located 1 mile northeast of Woodward, Iowa.

Directions to the farm: From Woodward head north on IA-210 E/N for 0.3 miles, turn right and head east on IA-210 E for 0.7 miles, the farm will be located on the north side of the road.

Location of Auction:

American Legion
2830 130th Street, Woodward, IA 50276
on October 13 th, 2022, at 10 am.

Legal Description: Sec 32-82N-26W

Selling Multiplier: 145

Taxable Acres: 139.98 Estimated

Taxes: \$5,190.00 Estimated

Tillable Acres: 141.63 (Surety Maps)

CSR2: 86.2 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Subject to current lease for 2022. Lease termination has been served and is open for 2023 farming.

Government Programs:

Seller will receive the 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 the 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.

Farm Yields 2021: Corn 193 bu/ac, Beans 52 bu/ac

FSA Number: #5123

FSA Tract Number: #5791

FSA Farmland Acres: 142.03+/-

FSA Cropland Acres: 140.83+/-

HEL & WETLANDS: NHEL

Total Base Acres: 140.80

Corn Base: 109.00 **PLC Yield:** 172

Bean Base: 31.80 **PLC Yield:** 44

TERMS & CONDITIONS

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

Survey: A survey is being completed on this tract. The bidding multiplier will be adjusted to surveyed acres. The final contract price will 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).

Natural Gas Easement: Northern Natural Gas has an easement for their gas line on the property. Northern Gas Company anticipates construction to replace the pipeline to commence in the spring of 2023.

Taxes: The real estate taxes will be prorated to the day of closing.

AUCTION INFORMATION



Auction Time & Location:

**THURSDAY
OCTOBER 13, 10AM**

**American Legion
2830 130th Street, Woodward, IA 50276**

145 AC± OFFERED AS
1 TRACT
86.2 CSR2
ON TILLABLE ACRES

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 November 28, 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 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): The CTD Trust

More Info & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Boone
Location: 32-82N-26W
Acres: ±141.63

PATTERN FIELD TILE:

5" 30,912'
 6" 1,673'
 8" 1,480'



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	62.15	43.9		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	50.88	35.9		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.86	7.0		Ile	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	9.30	6.6		IIw	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.69	4.7		IIIw	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.43	1.0		IIw	88
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, 0.94 moderately eroded	0.94	0.7		IIIe	64
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.22	0.2		IIw	87
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	0.16	0.1		Ie	78
Weighted Average						86.2

© AgriData, Inc 2022

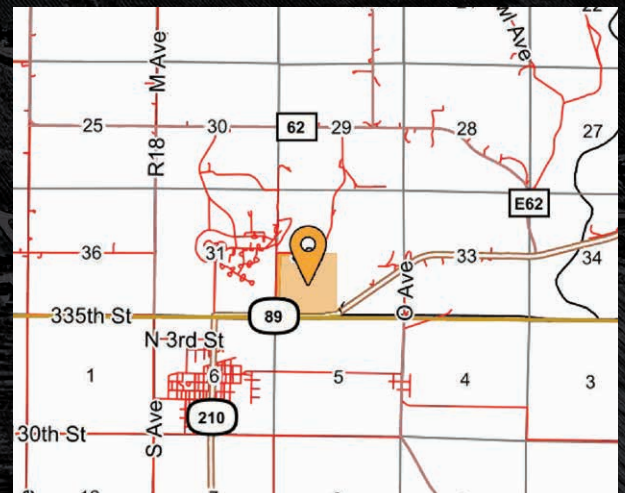


DAVID & ANN WHITAKER

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

BOONE COUNTY, IOWA
145 AC± • 86.2 CSR2 on Tillable Acres

Auction Time & Location:

THURSDAY • OCTOBER 13TH, 10AM
Woodward American Legion



DAVID & ANN
WHITAKER

Auctioneers/Real Estate Agents

515.996.5263

LIVE & ONLINE BIDDING FARMLAND AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

145 AC± OFFERED AS
1 TRACT
86.2 CSR2
ON TILLABLE ACRES

BOONE COUNTY, IOWA



Auction Location:
Woodward American Legion

MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

