

WHITAKER MARKETING GROUP

SEALED BID BUILDABLE LAND POLK COUNTY, IOWA

APRIL

5

5:00 PM

12.91 AC±

6 MILES NORTHEAST
OF ANKENY, IA



**DAVID & ANN
WHITAKER**

Auctioneers/Real Estate Agents
Whitaker Marketing Group

515.996.5263

12.91 AC± POLK COUNTY, IOWA

BUILDABLE LAND IN PRIME LOCATION

AUCTION INFORMATION AND TERMS AND CONDITIONS

A08-24

Polk County, Iowa Land For Sale

Bids Due By:

Friday, April 5, 2024
5:00 PM (CT)

Whitaker Marketing Group is honored to present this 12.91 +/-acre tract of land for sale in Iowa, located in Polk County.

This property boasts an exceptional location, situated on pavement, and is ideal for building your dream home. The property is composed of one tract of land totaling 12.91 acres, more or less, in Sec 36-81N-23W.

Just outside the hustle and bustle of the city lies a beautiful piece of land filled with trees, perfect for anyone looking to build their dream home. What makes this spot even more appealing is that it's bordered by paved roads on two sides, ensuring easy access and adding a touch of convenience to its natural charm. This land offers the best of both worlds: the quiet and beauty of nature, with the city's conveniences just a short drive away. The property is ready for building, presenting a fantastic opportunity to design a home that fits perfectly among the trees. Imagine having your own peaceful retreat, where you can relax and enjoy the outdoors, yet still be close enough to enjoy everything the city has to offer. With pavement on two sides, the accessibility is unmatched, making this an ideal place for anyone wanting to create their own special home in a natural, scenic setting.

Highlights:

- Prime Location on Pavement
- Ideal for Building Your Dream Home
- Great Location
- Scenic Surroundings

Location of Land: Located 2.3 miles East of Elkhart, IA, and just 6 miles Northeast of Ankeny, IA.

Directions to the Property: From Elkhart, IA head East on NE 126th Ave and drive for 2.3 miles. Turn right (South) onto NE 68th St. and drive for 0.4 mile. The land will be located on the left (East) side of the road.

Location of Auction: Sealed Bid Auction due by 5 PM CST on April 5th, 2024. You can download the bidding packet in the documents tab below or call our office and we can mail you a bidding packet.

Taxes: \$171.97 Estimated

CSR2: 46.1

Zoning: A-1 Ag

TERMS & CONDITIONS

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

Sealed bids: Written bids will be received at the office of Whitaker Marketing Group, on or before April 5th, 2024 at 5 PM CST, and all bidders will be notified of receipt and sellers will be given the weekend to review offers and make their decision. Bidders will be notified on Monday, April 8th whether their bid was selected or declined. No other bidding round will be performed. This is a one-chance sealed bid.

Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to info@wmgauction.com. *Bid forms are available on the Documents tab.

Bids should be for the total price, not per acre.

Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Upon the conclusion of the bidding, the chosen 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 May 20th, 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, 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 or notices made on auction day by the auctioneer and/or auction company 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 Submission: Please visit our website to register if choosing to submit your offer online. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online 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/offer 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): Bill McQueen & Mark McQueen

MORE INFO & BID FORM AT
IOWALANDGUY.COM



SOIL MAP

State: Iowa
County: Polk
Location: 36-81N-23W
Acres: ±12.91



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
L168F	Hayden loam, Bemis moraine, 22 to 40 percent slopes	6.34	49.1		Vlle	5
27B	Terril loam, 2 to 6 percent slopes	3.35	25.9		Ile	87
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	3.12	24.2		Ile	85
L168C	Hayden loam, Bemis moraine, 6 to 10 percent slopes	0.10	0.8		Ille	73
Weighted Average						46.1

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 AUCTIONS | REAL ESTATE

WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

SEALED BID BUILDABLE LAND

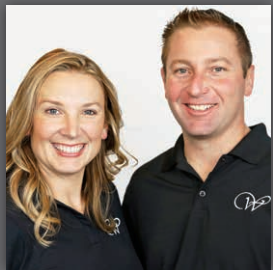
POLK COUNTY, IOWA

12.91 AC±

6 miles Northeast of Ankeny, Iowa

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FRIDAY • APRIL 5, 2024, 5 PM



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Sealed Bid Form

12.91 +/- Acres, Polk County, Iowa

I/we hereby offer the following amount(s) for the parcel(s) listed below:

☐ Tract 1: 12.91 Acres +/- Acres in Polk County Iowa
Sec 36-81N-23W (Parcel ID's 8123.36.200.003, 8123.36.200.004)

Bid a

Bid is total price NOT per acre. I acknowledge there will not be an oral sign a purchase agreement and deposit 10% earnest money on the date of successful bidder.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 5 PM CST, Friday, April 5th, 2024, to:

Whitaker Marketing Group
101 US Hwy 69 Huxley, IA 50124
Info@wmgauction.com

(515) 996-5263 - Office
(515) 460-8585 - David's Cell
(515) 460-0255 - Ann's Cell

MORE INFO & BID FORM AT
IOWALANDGUY.COM

