

FARMLAND FOR SALE

STORY COUNTY, IOWA

16.64 AC±

\$266,000

Sec 5-82N-23W

LOCATED 2.9 MILES NORTH OF CAMBRIDGE, IOWA

Seller: Lee Amundson

80.7 CSR2

on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER

Auctioneers/Real Estate Agents

515.996.5263



MORE INFO & DRONE VIDEO AT
IOWALANDGUY.COM

TERMS AND CONDITIONS

Story County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this land listing in Story County, Iowa.

Highlights:

- Recreational
- Close to Ames, Iowa
- 80+ CSR

Zoning: A-1, Agricultural

Location of Land: Located north of Cambridge, IA 2.9 miles

Directions to the farm: From Cambridge head north 2.6 miles on 580th Ave, then turn left onto 290th street and go 0.3 miles and the farmland will be on the right side of the road (north).

Legal Description: Sec 5-82N-23W

Selling Multiplier: 16.64

Taxable Acres: 15.21 Estimated

Taxes: \$520 Estimated

Tillable Acres: 14.43 (Surety Maps)

CSR2: 80.70 (Tillable)

Farm Tenancy: Farm is currently being custom farmed.

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 Number: #5034

FSA Tract Number: #2348

FSA Farmland Acres: 15.95

FSA Cropland Acres: 15.95

HEL & WETLANDS: NHEL

Total Base Acres: 9.30

Corn Base: 9.30 **PLC Yield:** 113

2021 Bean Bushel Yield: 65

2020 Corn Bushel Yield: 146 (Derecho)

2019 Corn Bushel Yield: 220

TERMS & CONDITIONS

Sales Method (Listing): The real estate will be offered at \$266,000.

Taxes: The real estate taxes will be pro-rated to the day of closing.

Contract and Title: Immediately upon the acceptance of an offer, the 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.

Closing: The sale closing date will be 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 in this transaction. Whitaker Marketing Group acts as the Listing Broker and Auction Company.



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ON TILLABLE ACRES



Notice: All information contained 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. All sales are presumed to be made by the individual judgment of the purchaser. All map boundaries are approximate, and photographs used may or may not depict the actual property.

Seller(s): Lee Amundson

More Info & Drone Video at: IOWALANDGUY.COM

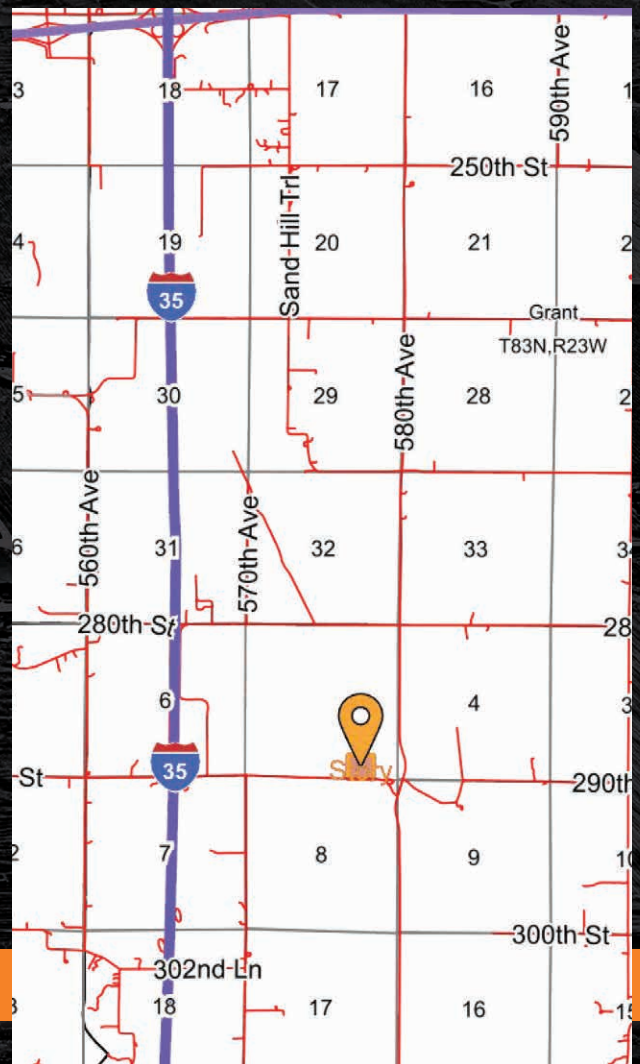
SOIL MAP

State: Iowa
County: Story
Location: 5-82N-23W
Acres: ±14.43 ac.



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.72	60.4		IIw	76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	5.71	39.6		IIw	88
On Tillable Acres Weighted Average						80.7

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WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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