

UNION COUNTY, IOWA

# LAND AUCTION

JUNE  
**26**  
11:00 AM

**78± ACRES**

53.8 CSR2 on Tillable Acres

**IOWA  
LAND MAN**

**SEAN ASADA**  
RE/MAX Real Estate Center • Broker  
**515.729.2879**



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

**DAVID & ANN WHITAKER**  
Auctioneers/Real Estate Agents  
**515.996.5263**

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



# AUCTION INFORMATION AND TERMS AND CONDITIONS

A17-24

## Union County, Iowa

### Live and Online Farmland Auction: Wednesday, June 26th, 2024 at 11:00 am

Whitaker Marketing Group, in collaboration with Sean Asada from RE/MAX, is honored to present this 78 +/- acre tract of farmland for sale in Union County.

This property has good cattle pasture and a great hunting location. The property is composed of one tract of land totaling 78 acres, more or less, in Sec 33-71N-28W.

#### Highlights:

- Good Cattle Pasture
- Great Hunting Location
- Possible Future Building Site

#### Location of the Auction:

ISSB/UFC Building: Union County Fair Grounds  
301 S Grace Street, Afton, IA 50830

#### Directions to the Farms:

From Arispe, Head East on Dutcher St toward Division St for 0.4 miles. Then turn right onto Nuthatch Ave for 0.5 miles. Turn left onto 250th St for 0.5 miles. 250th St turns right and becomes Oriole Ave for 0.5 miles. Then Continue onto 255th St for 3.0 miles. Turn right onto Redwood Ave for 1 mile. Then turn left onto 265th St for 3.2 miles. Turn right onto Pleasant Dr for 0.8 miles. The farm will be on the right (West) side of the road.

#### Location of Land:

Located 7.5 miles Southeast of Arispe, Iowa.

#### Legal Description:

Sec 33-71N-28W (County Parcel IDs: (1233100001 & 1233100002)

**Selling Multiplier:** 78 +/- acres

**Taxes:** \$760 Estimated

**Tillable Acres:** 74.85 +/- acres (Surety Maps)

**CSR2:** 53.8 on Tillable Acres

**Zoning:** A-1 Ag

**Farm Tenancy:** The farm is currently rented for the 2024 crop season. Rent payment credit will be prorated to the date of closing.

**FSA Number:** #4389

**FSA Tract Number:** #12948

**FSA Farmland Acres:** 78.55 +/- acres

**FSA Cropland Acres:** 58.36 +/- acres

**HEL & WETLANDS:** HEL

**Total Base Acres:** 16.46

**Corn Base:** 12.12

**PLC Yield:** 108

**Soybean Base:** 4.34

**PLC Yield:** 43

## 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 prorated to the day of closing..

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

**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 9th, 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, alongside Sean Asada from RE/MAX, 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, buyers 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 offers. 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 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.

**Online Bidding:** Please visit our website to register for online bidding. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line 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 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):** Dave Strassman and Tim Kelly

IOWA  
LAND MAN



**SEAN ASADA**  
RE/MAX Real Estate Center • Broker  
515.729.2879

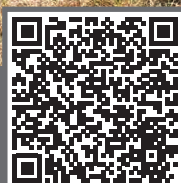


**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



**DAVID & ANN WHITAKER**  
Auctioneers/Real Estate Agents  
515.996.5263

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





# TILLABLE SOIL MAP

**State:** Iowa  
**County:** Union  
**Location:** 33-71N-28W  
**Acres:** ±74.85



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
131C	Pershing silt loam, 5 to 9 percent slopes	24.68	32.9		IIIe	65
24D2	Shelly clay loam, 9 to 14 percent slopes, moderately eroded	17.05	22.8		IIIe	46
13B	Nodaway-Vesser silt loams. 2 to 5 percent slopes	12.71	17.0		IIW	77
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	9.50	12.7		IVe	32
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.18	4.2		IIIe	28
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	3.06	4.1		IIIe	34
822C	Lamoni silty clay loam, 5 to 9 percent slopes	2.39	3.2		IIIe	42
822C	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	2.16	2.9		IIIe	29
822C	Water	0.12	0.2			0
Weighted Average						53.8

© AgriData, Inc 2024





# WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

## LIVE & ONLINE BIDDING FARMLAND AUCTION

UNION COUNTY, IOWA

**78 AC± • 53.8 CSR2** ON TILLABLE ACRES

Auction Time & Location:

**WEDNESDAY, JUNE 26, 11 AM**

Union County Fair Grounds

**DAVID & ANN WHITAKER**

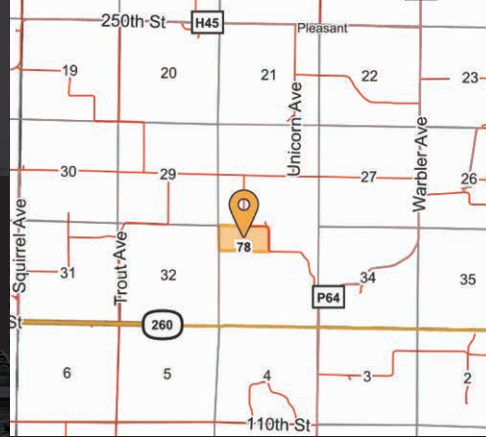
Whitaker Marketing Group Auctioneers/Real Estate Agents

**515.996.5263**

**SEAN ASADA**

RE/MAX Real Estate Center • Broker

**515.729.2879**



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

## LIVE & ONLINE BIDDING FARMLAND AUCTION



WHITAKER MARKETING GROUP  
AUCTIONS | REAL ESTATE

**78 AC±**

OFFERED AS  
**1 TRACT**  
**53.8 CSR2**  
ON TILLABLE ACRES

### Highlights:

- Good Cattle Pasture
- Great Hunting Location
- Possible Future Building Site

JUNE  
**26**  
11:00 AM

UNION COUNTY, IOWA

**IOWA  
LAND MAN**



Auction Location:

**ISSB/UFC Building: Union County Fair Grounds**

301 S Grace Street, Afton, IA 50830

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