

LIVE & ONLINE BIDDING FARMLAND AUCTION

RINGGOLD COUNTY, IOWA

40 AC±

Auction Time & Location:

**THURSDAY
NOV 9, 10 AM**

Mt. Ayr Golf & Country Club
1301 S Cleveland Street
Mt. Ayr, IA 50854

OFFERED AS 1 TRACT

49.8 CSR2

on Tillable Acres



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263



Sec 9-67N-30W

LOCATED 4 MILES EAST OF REDDING, IOWA

Seller: Aurora View LLC



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

TERMS AND CONDITIONS

Ringgold County Iowa Farmland For Sale

Whitaker Marketing Group is honored to present this 40+/-acre tract of farmland for sale in Iowa, located in Ringgold County.

This property has great hunting and buildable possibilities. The property is composed of one tract of land totaling 40 acres, more or less, in Sec 9-67N-30W.

Highlights:

- Buildable
- Great Hunting
- Income Producing

LOT DETAILS

Location of Land:

Located 4 miles East of Redding Iowa

Directions to the Farm:

From Redding Iowa drive east on US-169 N for 4 miles and the farmland will be located on the North side of road.

Location of Auction:

Mt. Ayr Golf & Country Club
1301 S Cleveland St Mt. Ayr, IA 50854

Date of Auction:

Thursday, November 9th, 2023 at 10 AM

Legal Description: Sec 9-67N-30W (Parcel ID 006640)

Selling Multiplier: 40

Taxable Acres: 35.93

Taxes: \$620 Estimated

Tillable Acres: 32.27 (Surety Maps)

CSR2: 49.8 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: The farm is currently rented for the 2023 crop season.

FSA Number: #3450

FSA Tract Number: #474

FSA Farmland Acres: 36.18+/-

FSA Cropland Acres: 26.21+/-

HEL & WETLANDS: HEL

Total Base Acres: 7.80

Corn Base: 4.90 **PLC Yield:** 22

Oats Base: 2.90 **PLC Yield:** 40

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.

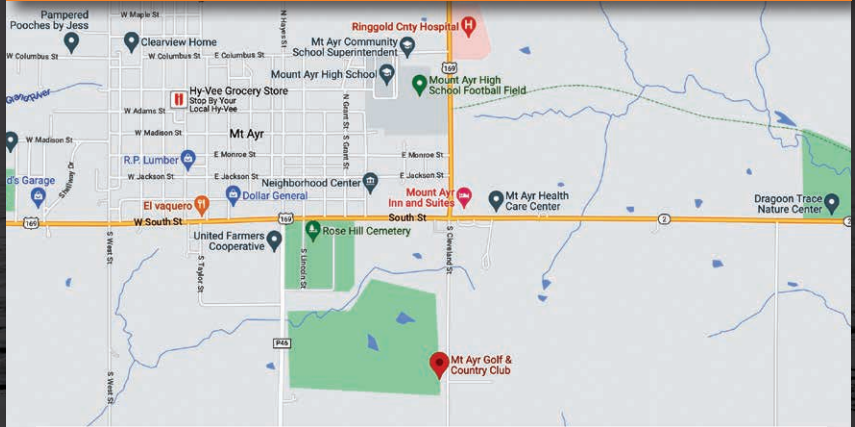
Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

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.

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.

AUCTION INFORMATION



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Closing: The sale closing is on December 22, 2023, 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. 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): Aurora View LLC

More Info & Online Bidding at:
IOWALANDGUY.COM

SOIL MAP

State: Iowa
County: Ringgold
Location: 9-67N-30W
Acres: ±32.27



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	9.93	30.8		IIw	78
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	7.57	23.5		VIe	24
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	7.28	22.6		IVe	38
7792C	Armstrong loam, 5 to 9 percent slopes	4.43	13.7		IIIe	35
S273C	Olmitz loam, heavy till, 5 to 9 percent slopes	2.63	8.1		IIIe	77
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.27	0.8		IIIe	24
131C	Pershing silt loam, 5 to 9 percent slopes	0.16	0.5		IIIe	65
*On Tillable Acres Weighted Average						49.8

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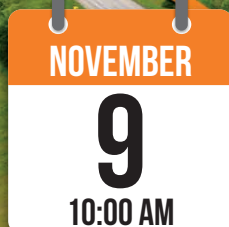
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