

BUTLER COUNTY, IOWA

**ONE
CHANCE**

SEALED BID LAND AUCTION

BIDS DUE: WEDNESDAY, NOVEMBER 6, 2024 @ 5 PM

109.13± ACRES
67.3 CSR2 ON TILLABLE ACRES

NOVEMBER
6
5:00 PM



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

Butler County, Iowa

Farmland Sealed Bid Auction:

Bids Due By: Wednesday, November 6th, 2024 at 5 pm

Whitaker Marketing Group is honored to present this 109.13 +/- acre tract of land for sale in Butler County, Iowa.

This property offers good farming potential, income opportunities, and features good laying land with pattern tiling for improved drainage. The farm is composed of one tract totaling 109.13 acres, more or less, located in Sec 1-93N-16W.

Highlights:

- Income Producing
- Great Location
- Pattern Tiling

Location of Land:

Located 6.17 miles east of Greene, IA.

Directions to the Farms:

From Greene, IA, head east on Co Hwy C13 for 6.1 miles. Then, turn north (left) onto Spring Ave and continue for 0.2 miles. The farm will be on the west side of the road.

Location of the Auction:

One Chance Sealed Bid Auction due by 5 PM CST on November 6th, 2024. The bidding packet is available on our website or call our office and we can mail you a bidding packet.

Legal Description:

Sec 1-93N-16W (Parcel ID 301400040)

Taxable Acres:

109.13

Taxes: \$3,112.98 Estimated

Tillable Acres:

100.34 (Surety Maps)

CSR2: 67.3 (Tillable)

Zoning:

A-1 Ag

Farm Tenancy: Farm Tenancy is open for 2025.

Total CRP Acres: 5.07 -Total \$1,431 Annually

Contract #	Acres	\$/ AC	Annual Payment	Start date	End Date	Years left
11237	5.07	\$282.26	\$1,431	10-01-2015	09-30-2025	1

FSA Number: #4865

FSA Tract Number: #16

FSA Farmland Acres: 110.10 +/-

FSA Cropland Acres: 105.36 +/-

HEL & WETLANDS: NHEL

Total Base Acres: 96.60

Corn Base: 75.90

PLC Yield: 157

Soybean Base: 20.70

PLC Yield: 46

TERMS & CONDITIONS

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

One Chance Sealed Bids: Written bids will be received at the office of Whitaker Marketing Group, on or before November 6th, 2024 at 5 PM CST, and all bidders will be notified of receipt and sellers will be given one day to review offers and make their decision. 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.

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 December 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): Balsley Farms



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TILLABLE SOIL MAP

State: Iowa
County: Butler
Location: 1-93N-16W
Acres: ±100.34



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
177	Saude loam, 0 to 2 percent slopes	32.27	32.1		Ils	60
783B	Cresco loam, 2 to 5 percent slopes	27.84	27.7		Ile	73
798B	Protivin loam, 1 to 4 percent slopes	25.22	25.1		Ile	61
83B	Kenyon loam, 2 to 5 percent slopes	6.50	6.5		Ile	90
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	4.31	4.3		IIle	78
84	Clyde silty clay loam, 0 to 3 percent slopes	2.82	2.8		IIw	88
284C	Flagler sandy loam, 5 to 9 percent slopes	0.66	0.7		IIle	45
783C	Cresco loam, 5 to 9 percent slopes	0.46	0.5		IIle	81
177B	Saude loam, 2 to 5 percent slopes	0.26	0.3		Ils	55
*Tillable Acres Weighted Average						67.3

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101 US 69, Huxley, Iowa 50124

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IOWALANDGUY.COM

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- Pattern Tiled Farmland

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