

CEDAR COUNTY, IOWA

ONLINE ONLY

ACREAGE AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



- PRIVATE COUNTRY LIVING
- LARGE YARD W/ MATURE TREES
- APPROX. 35 MINUTES FROM IOWA CITY OR DAVENPORT
- BALANCE OF PASTURE, TILLABLE, & TIMBER

20.36± ACRES

TIPTON, IOWA

319.461.7646 | wmgauction.com

CEDAR COUNTY, IOWA

ACREAGE FOR SALE



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Experience the best of rural seclusion without sacrificing convenience! This property waits at the dead end of a county-maintained road just 35 minutes from Davenport and Iowa City. A recently installed fence secures the pasture portion of the acreage, while multiple outbuildings provide ample space for equipment, vehicles, and storage. Beyond the home, tillable and pasture ground offer genuine income potential, and deer and other wildlife frequent the timber and creek. It's an ideal blend of privacy, practicality, and investment opportunity—perfect for those seeking a refined country lifestyle with city amenities close at hand.

Location of Auction: Online-only auction

Date of Auction: Tuesday, September 30, 2025 @ 6:00 pm

Location of Property: 2017 Newton Ave, Tipton, IA 52772

Directions to the Property: From I-80 W, take Exit 267 for IA-38 N toward Tipton. Then turn right onto IA-38 N for 1.3 miles. Turn right onto 300th for 1.4 miles. Then turn right onto Newton Ave for 0.5 miles. The acreage will be on the left (East).

Open House Dates: August 30th, 9AM to 12PM & September 23rd, 9AM to 12PM

Legal Description: Sec 17-79N-2W. (Parcel ID's: 030015172000010)

Acres: 20.36 +/- acres

Tillable Acres: 6.01 +/- acres (Surety Maps)

CSR2: 83.3 (Tillable)

Taxes: \$1,484 Estimated

Zoning: Ag

School District: Wilton

Occupancy: Single Family

Style: 1 Story Frame

Year Built: 1957

Roof: Gable

Total Gross Living Area: 1,212 SF

Exterior Material: Aluminum

Bedrooms: 3

Bathrooms: 1

Central Air: Yes

Heat: Gas Forced Air

Garage: 2 Car Garage

Recent Improvements:

New Fence

Farm Tenancy: The farmland is open for the 2026 crop season.

Buildings:

Crib: 29 x 36

Crib: 36 x 36

Machine Shed: 30 x 36

Machine Shed: 40 x 84

Silo: 18 x 35



GREG KOCH
Real Estate Agent/Auctioneer

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TERMS & CONDITIONS:

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

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 taxes will brought up to date by the seller.

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.

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 seller's attorney's Trust Account.

Buyers Premium: A 5% Buyers Premium will be charged and be added to the high bid amount to become the gross sales price.

Closing: The sale closing is on November 14th, 2025, 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. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Notice: All information contained in this brochure has been obtained 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/offers.

Seller(s): Faye Young

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