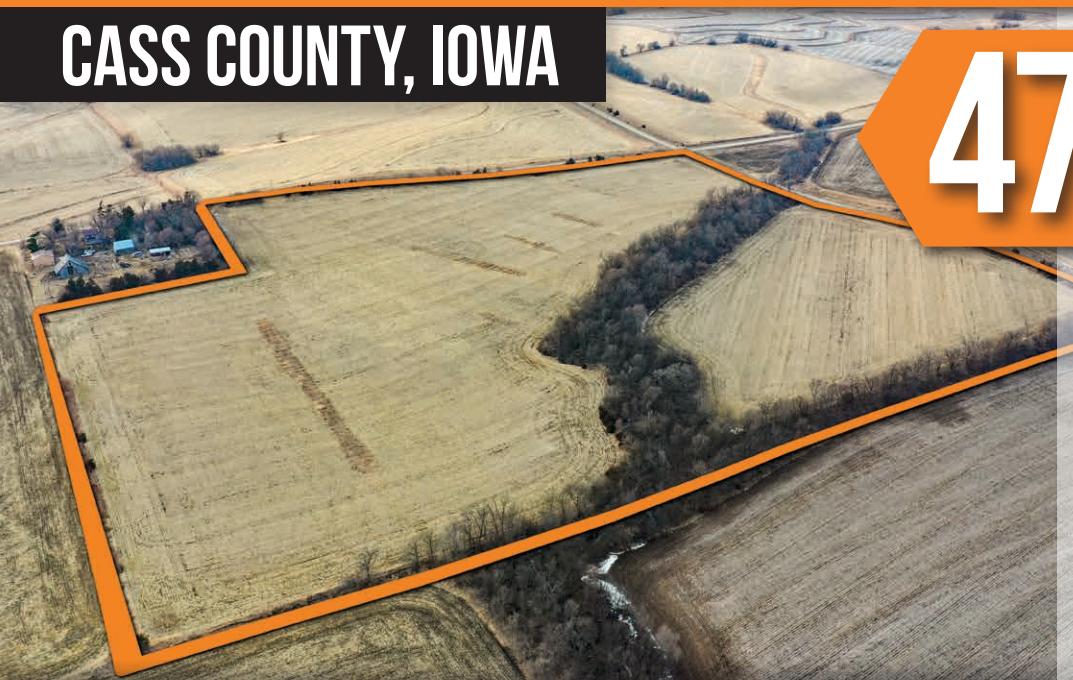


LIVE & ONLINE BIDDING FARMLAND AUCTION

CASS COUNTY, IOWA

47.31 AC±



Sec 28-75N-36W
FARMLAND IS LOCATED 10 MILES SOUTH OF ATLANTIC, IA.
Seller: Buboltz Family



MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM

TERRY ANDERSON
Auction Representative
712.789.0994

WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE



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

TERMS AND CONDITIONS

Cass County Iowa Farmland For Sale

March 21st, 2023 at 10 am CST

Whitaker Marketing Group is honored to present this 47.31 +/- acre tract of farmland for sale in Iowa.

This property has great investment potential and good farmability. The property is composed of one tract of land totaling 47.31 acres, more or less, in Sec 28-75N-36W.

Highlights:

- Investment Potential
- Tillable

LOT DETAILS

Location of Land: Farmland is located 10 miles South of Atlantic, IA.

Directions to the farm: From Atlantic, IA drive South 9 miles on Hwy 71, turn right (west) on Quincy Rd and go 1 mile, then turn left (south) onto 620th Street. The Farmland will be on your immediate left (east side of the road).

Location of Auction:

Cass County Community Center
805 W 10th Street, Atlantic, IA 50022

Date of Auction: Tuesday, March 21, 2023, 10:00 AM CST

Legal Description: Sec 28-75N-36W

Taxable Acres: 46.48 (These are an estimation once acreage survey is completed.)

Taxes: \$1,620 (These are an estimation once acreage survey is completed.)

Tillable Acres: 37.53 (Surety Maps)

CSR2: 69.7 (Tillable)

Zoning: A-1 Ag

Farm Tenancy: Subject to current lease for 2023, buyers will receive the 2023 cash rent at closing.

Government Programs:

Buyer will receive the landowner's share, if any, of annual government payments for the 2023 crop year. Payments for subsequent years will go to the Buyer.

Buyer will receive the landowner's share, if any, of conservation program (CRP) payments for the 2023 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: #4039

FSA Tract Number: #2005 and 2007

FSA Farmland Acres: 47.72+/-

FSA Cropland Acres: 39.66+/-

HEL & WETLANDS: HEL

Total Base Acres:

Bean Base: 4.00 **PLC Yield:** 55

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract 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 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



Auction Time & Location:

**TUESDAY
MARCH 21, 10AM CST**

**Cass County Community Center
805 W 10th Street, Atlantic, IA 50022**

47.31 AC[±]

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

Closing: The sale closing is on May 5, 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. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made on 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.

Seller(s): Buboltz Family

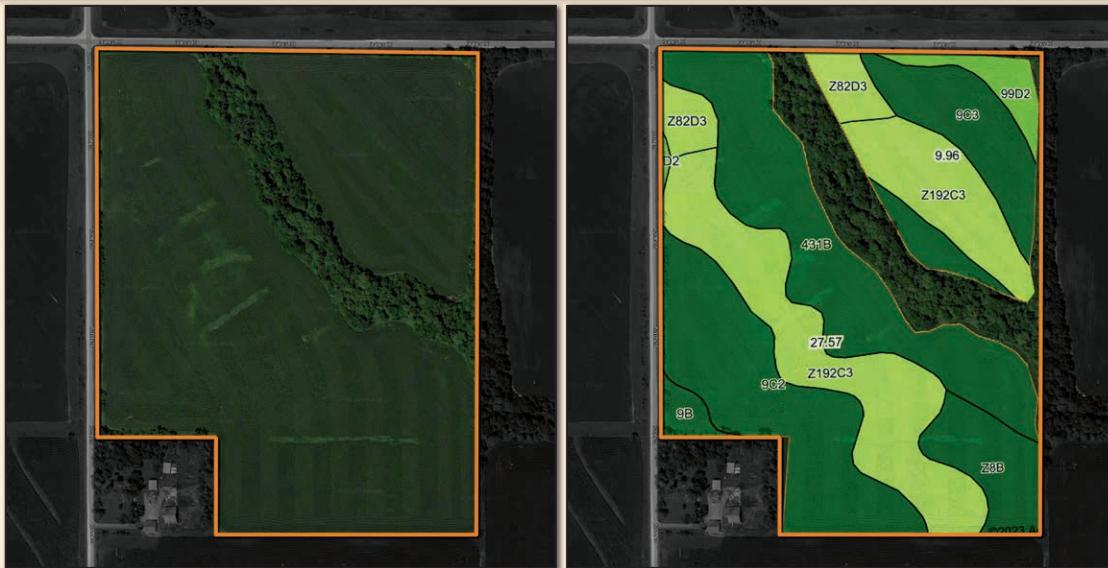


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More Information & Online Bidding at: IOWALANDGUY.COM

SOIL MAP

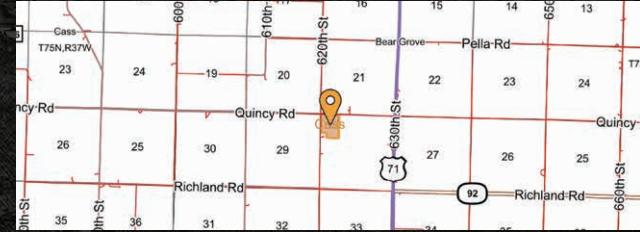
State: Iowa
County: Cass
Location: 28-75N-36W
Acres: ± 37.53



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
Z192C3	Adair clay loam, MLRA 107B, 5 to 9 percent slopes, severely eroded	10.80	28.8	IVe	44	
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	9.45	25.2	IIe	81	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	7.59	20.2	IIIe	87	
9C3	Marshall silty clay loam, 5 to 9 percent slopes, severely eroded	3.33	8.9	IIIe	82	
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.76	7.4	IIe	92	
Z82D3	Adair-Shelby complex, MLRA 107B, 9 to 14 percent slopes, severely eroded	1.74	4.6	Vle	32	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	1.25	3.3	IIIe	59	
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.61	1.6	IIe	95	

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*On Tillable Acres **Weighted Average 69.7***



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MARCH
21
10:00 AM



Investment Potential
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