

CLARKE COUNTY, IOWA

LAND AUCTION

JUNE

27

11:00 AM

138.13± ACRES

108.62 FSA Cropland 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

A18-24

Clarke County, Iowa

Live and Online Farmland Auction:

Thursday, June 27th, 2024 at 11:00 am

Whitaker Marketing Group, in collaboration with Sean Asada from RE/MAX, is honored to present this 138.13 +/- acre tract of farmland for sale in Clarke County.

This property offers the potential for generating income through CRP enrollment and could serve as a viable hunting destination. The property is composed of one tract of land totaling 138.13 +/- acres, more or less, in Sec 19-72N-27W and Sec 30-72N-27W.

Highlights:

- Potential CRP Income
- Possible Hunting Location
- Secluded

Location of the Auction:

Osceola Golf and Country Club
400 E Fayette St, Osceola, IA 50213

Directions to the Farms:

From Murry, head South on 135th Ave for 0.8 miles. Then turn right (West), onto US-34 W for 2.4 miles. Turn left (South), onto 110th Ave for 0.9 miles. The road will then change to Idaho St. Continue on Idaho St for 0.1 miles. The farm will be on the right (West).

Location of Land:

Located 3.2 miles Southwest of Murry, Iowa.

Legal Description:

Sec 19-72N-27W and Sec 30-72N-27W, Parcel IDs: (06014, 06013, 06194, 06193)

Selling Multiplier: 138.13

Taxes: \$1,164.21 Estimated

Tillable Acres: 108.62 +/- acres (Surety Maps)

CSR2: 28.4 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: #3795

FSA Tract Number: #11270

FSA Farmland Acres: 150.11 +/- acres

FSA Cropland Acres: 108.62 +/- acres

HEL & WETLANDS: HEL

Total Base Acres: 29.10

Corn Base: 8.50

PLC Yield: 115

Wheat Base: 14.70

PLC Yield: 34

Oats Base: 5.70

PLC Yield: 42

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 acreage will be surveyed off, and the final contract price will be adjusted to reflect any difference between the advertised and gross acres minus the surveyed acreage.

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 12th, 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): Rhonda Loy

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MORE INFO & ONLINE BIDDING AT
IOWALANDGUY.COM



TILLABLE SOIL MAP

State: Iowa
County: Clarke
Location: 30-72N-27W
Acres: ±108.62



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
131C	Pershing silt loam, 5 to 9 percent slopes	26.84	24.8		IIIe	65
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	18.26	16.8		IVe	6
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately	13.87	12.8		IVe	5
179E	Gara loam, 14 to 18 percent slopes	11.55	10.6		VIe	30
S792D	Armstrong loam, 9 to 14 percent slopes	11.02	10.1		IVe	10
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	10.32	9.5		VIe	23
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	8.81	8.1		IVe	11
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	3.11	2.9		IIIe	24
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	2.10	1.9		IIw	77
131B	Pershing silt loam, 2 to 5 percent slopes	1.68	1.5		IIIe	70
S179F	Gara loam, 18 to 25 percent slopes	0.67	0.6		VIe	19
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	0.32	0.3		IVe	20
792C	Armstrong loam, 5 to 9 percent slopes	0.07	0.1		IIIe	35
Weighted Average						28.4

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LIVE & ONLINE BIDDING FARMLAND AUCTION

CLARKE COUNTY, IOWA
138.13 AC±

Auction Time & Location:

THURSDAY, JUNE 27, 11 AM
Osceola Golf and Country Club

DAVID & ANN WHITAKER

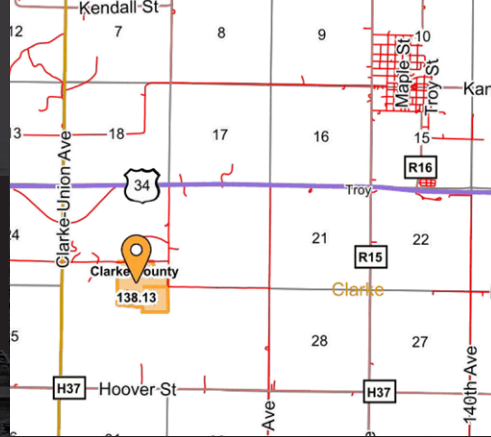
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