

FARMLAND AUCTION

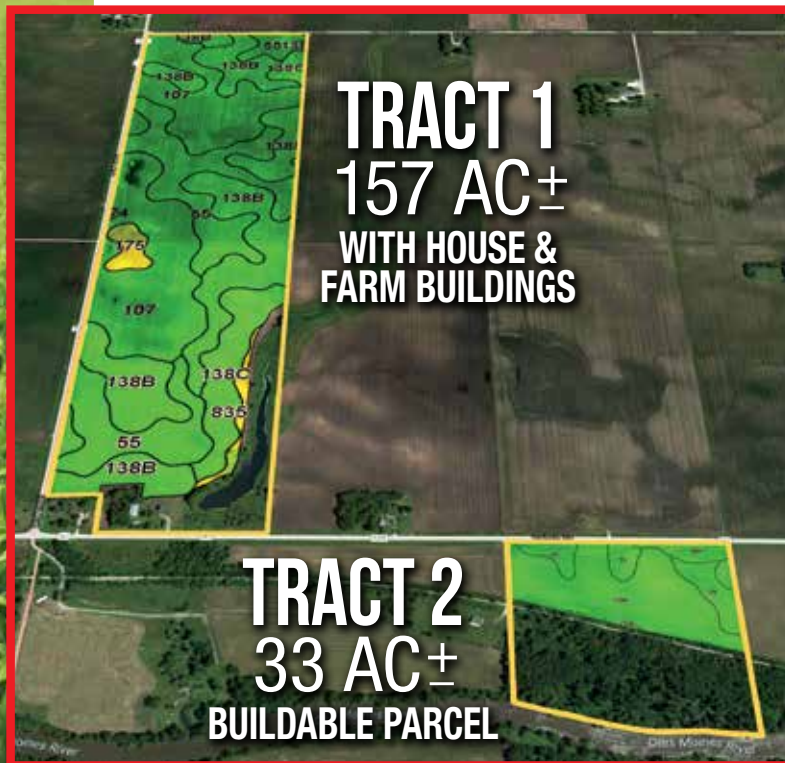
190 AC± OFFERED IN 2 TRACTS

86.6 CSR2 ON THE TILLABLE ACRES*

The property is composed of two tracts of land totaling 190 acres, more or less, in Section 21 of Rutland Township, Humboldt County, Iowa.

DONNA DAY ESTATE

*Source Agridata



AUCTION TIME & LOCATION:

WEDNESDAY
NOV. 8
10:00 AM

OXBOW LODGE
7 PARK ROAD
HUMBOLDT, IA 50548



DAVID WHITAKER
Auctioneer/Broker
515-460-8585



Whitaker Marketing Group
AUCTIONS & REAL ESTATE

More details at:
WMGAUCTION.COM

LOCATION OF AUCTION:

Oxbow Lodge, 7 Park Road, Humboldt IA 50548

GENERAL DESCRIPTION:

The property is composed of two tracts of land totaling 190 acres, more or less, in Section 21 of Rutland Township, Humboldt County, Iowa.

LOCATION OF LAND

Just east of Rutland on County Rd. C29 (200th St.)

LEGAL DESCRIPTION

W ½ of the W ½ in Section 21, Rutland Twp, Range 29W (157.32 acres) & NW ¼ of the NE ¼ in Section 28, Rutland Twp, Range 29W (33.36 acres)

LAND DESCRIPTION

Flat

ZONING

Property is classified as Agricultural A-1

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TERMS AND CONDITIONS

The farm will be offered as two tracts of land. "The land will be offered at auction on November 8th, 2017, 10:00 a.m. at the Oxbow Lodge; 7 Park Rd., Humboldt, IA 50548. The successful bidder(s) shall sign a purchase agreement, prepared by the seller, immediately after the close of the sale. The contract price will be the bidding acres as indicated on the individual tract purchased times the price bid per acre. "Earnest money in the amount of ten (10%) percent of the contract price shall be due the day of the sale. Earnest money paid the day of the sale will be deposited in the Real Estate Trust Account of Baker, Johnsen, Sandblom, & Lemmenes Trust Account by the following business day. Certified funds will be required at the time of closing for the remaining balance of the purchase. "The real estate taxes will be pro-rated to the day of closing. . . " The balance shall be paid in the form of certified funds upon closing, on or before December 12, 2017. A Warranty Deed will convey the title. Updated abstract(s) will be provided to the buyer at the seller's expense. "The current owner/farmer will have farming rights until March 2018. "The seller reserves the right to reject any and all bids."

TAXES

Total estimated tax (Based on 2016)
Tracts 1 & 2 = \$5,932

Parcel ID	2016
Tract 1 #0621300004	\$4,806
#0621300001	
#0621100004	
#0621100001	
Tract 2 #0628200001	\$1,128

POSSESSION

Possession will execute on the December 12, 2017

CROP CONTRACT

ARC County, currently farmed by tenant for the 2017 crop year. Termination has been served for the 2018 crop year.

FOREST RESERVE

12.10 ac. currently enrolled

TILE

More to come!

INDIVIDUAL TRACT INFORMATION

Tract 1 – Bid as 157 ac., more or less. W ½ of the W ½ in Section 21, Rutland Twp, Range 29W (this includes the house and buildings)

Tract 2– Bid as 33 ac., more or less. NW ¼ of the NE ¼ in Section 28, Rutland Twp, Range 29W

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. All sales are presumed to be made by the individual judgment of the purchaser. The property is being sold "as is".

Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction, and acts at the Auctioneer and Auction Company

Any announcements the day of sale will take precedence over any preprinted materials. Seller reserves the right to reject any and all bids.

FSA Number: #842

FSA Tract Numbers: #1542, #1543

FSA Farmland Acres: ±167.46 ac.

FSA Cropland Acres: ±152.26 ac.

FSA DCP Cropland: ±152.26 ac.

Tillable CSR2 Weighted Average: 86.6*

Tract 1 CSR2: 86.4*

Tract 2 CSR2: 88.2*

Corn Base: 76.18 ac.

Soybean Base: 76.08 ac.

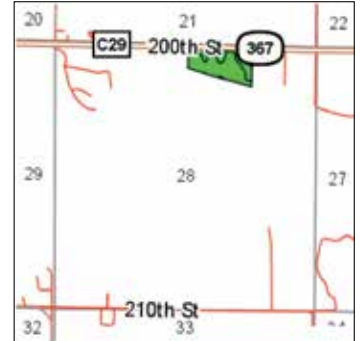
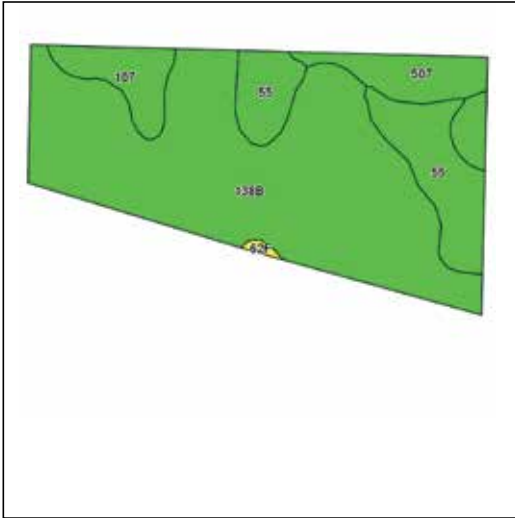


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AUCTIONS & REALESTATE

*Source Agridata **Taxes are estimated.

TRACT 2: 33 AC±

NW ¼ of the NE ¼ in Section 28, Twp 92N, Range 29W
 33.36 net acres according to Rutland Township, Humboldt County, Iowa
 Parcel ID #0628200001



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State: Iowa **Township:** 28-92N-29W
County: Humboldt **Tillable Acres:** ±16.5 ac.
Location: 28-92N-29W **Date:** 2/6/2017
Area Symbol: IA091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of Field	CSR2 Legend*	Non-Irr Class	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	11.49	69.6%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	2.76	16.7%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	1.13	6.8%		Ilw	84
107	Webster clay loam, 0 to 2 percent slopes	1.06	6.4%		Ilw	86
62F	Belview loam, 16 to 30 percent slopes	0.06	0.4%		Vle	17

Weighted Average 88.2

*Using Capabilities Class Dominant Condition Aggregation Method
 **IA has updated the CSR values for each county to CSR2.



AUCTION AND LAND LOCATION



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