

HAMILTON COUNTY FARMLAND AUCTION

90AC±

82 CSR2 ON THE TILLABLE ACRES*

NE of the NE of section 12, Township 87 N, Range 25 W

HAMILTON TOWNSHIP • HAMILTON COUNTY, IOWA

Andrew Woodall & Becky Rockow - Sellers

AUCTION TIME & LOCATION:

WEDNESDAY, NOVEMBER 15 • 10AM

KAMRAR LIONS COMMUNITY BUILDING

430 ELM STREET • KAMRAR, IA 50132



Whitaker Marketing Group
AUCTIONS & REAL ESTATE



Each RE/MAX office is independently owned and operated

*Source Agridata **Taxes are estimated.

PROPERTY DESCRIPTION

The property is composed of one tract of land totaling 90 acres, more or less, in Sections 12 of Hamilton Township, Hamilton County, Iowa.

LOCATION OF LAND

1 mile south of 280th on Olsen Ave.

LOCATION OF AUCTION

Kamrar Lions Community Building;
430 Elm Street, Kamrar, IA 50132

LEGAL DESCRIPTION

NE of the NE of section 12, Township 87 N, Range 25 W

LAND DESCRIPTION

Flat

ZONING

Property is classified as Agricultural.

HEL & WETLANDS

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TERMS AND CONDITIONS

The farm will be offered as one tract of land.

“The land will be offered at auction on November 15, 2017, 10:00 a.m. at the Kamrar Lions Community Building; 430 Elm Street, Kamrar, IA 50132. 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 the Seller’s Attorney 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 18th, 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)
Tact 1 = \$2148.21

| Parcel ID | 2016 |
|-----------------|--------------------|
| #40872512200004 | \$142 |
| #40872512200005 | \$890 |
| #40872512200006 | \$926 |
| #40872512200008 | \$180 [†] |

[†]+10.21 Drainage

POSSESSION

Possession will execute on the December 18th, 2017

CROP CONTRACT

ARC County, currently farmed by owner for the 2017 crop year.

CPR CONTRACT

1640A @ 2.5 Acres (\$536 annually), 1641A @ 3.24 Acres (\$695 annually) (Both expire in Sept. 2019)

TILE

Drain tile has been put in, we will have tile maps at the auction.

INDIVIDUAL TRACT INFORMATION

Tract 1 - Bid as 90 ac., more or less. The - NE of the NE of section 12, Township 87 N, Range 25 W

5.44 Acres- NE NE AUDITOR PARCEL A IN

36.02 Acres- SE SE SEC 1 & N 1/2 NE SEC 12
AUDITOR PARCEL B IN

33.15 Acres- SE NE N OF DD

6.99 Acres- NE SE N OF RD E OF DD

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 & Remax stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as 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: #5706

FSA Tract Numbers: #1324, #6867

FSA Farmland Acres: ±96.07 ac.

FSA Cropland Acres: ±90.08 ac.

FSA DCP Cropland: ±90.08 ac.

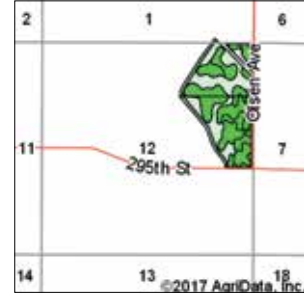
Tillable CSR2 Weighted Average: 82*

Corn Base: 61.35 ac.

Soybean Base: 20.45 ac.

TRACT 1: 90 AC±

NE of the NE of section 12, Township 87 N, Range 25 W
 90 net acres according to Hamilton Township, Hamilton County, Iowa
 Parcel ID #40872512200004, #40872512200005, #40872512200006, #40872512200008



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State: Iowa **Township:** Hamilton
County: Hamilton **Tillable Acres:** ±90.08 ac.
Location: 12-87N-25W **Date:** 7/1/2017
Area Symbol: IA079, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of Field | CSR2 Legend* | Non-Irr Class | CSR2** |
|-------------------------|---|-------|------------------|--------------|---------------|-----------|
| 1507 | Brownton silty clay loam, 0 to 2 percent slopes | 36.37 | 40.4% | | Ilw | 70 |
| 52B | Bode clay loam, 2 to 5 percent slopes | 30.32 | 33.7% | | Ilw | 91 |
| 288 | Ottosen clay loam, 1 to 3 percent slopes | 14.50 | 16.1% | | lw | 91 |
| 388 | Kossuth silty clay loam, 0 to 2 percent slopes | 8.89 | 9.9% | | Ilw | 86 |
| Weighted Average | | | | | | 82 |

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



AUCTION AND LAND LOCATION

WEDNESDAY, NOVEMBER 15, 2017 • 10:00 A.M.

Kamrar Lions Community Building • 430 Elm Street • Kamrar, IA 50132



Whitaker Marketing Group
AUCTIONS & REAL ESTATE



DAVID WHITAKER
Auctioneer/Broker
515-460-8585



LLOYD FLANDERS
Listing Agent
515-450-9890

More details at:

WMGAUCTION.COM