

HAMILTON COUNTY FARMLAND AUCTION

100 AC±

86.7 CSR2 ON THE TILLABLE ACRES*

E 1/2 of the W 1/2 of Sec 19-88N-24W, Except Parcel Letter B
LIBERTY TOWNSHIP • HAMILTON COUNTY, IOWA

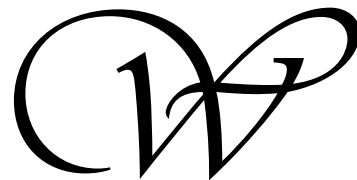
Alfred Huisinga Estate

AUCTION TIME & LOCATION:

FRIDAY, DECEMBER 15 • 10AM

KAMRAR LIONS COMMUNITY BUILDING

430 ELM STREET • KAMRAR, IA 50132



Whitaker Marketing Group

AUCTIONS | REAL ESTATE



DAVID WHITAKER

Auctioneer/Broker

515-460-8585

More details at:

WMGAUCTION.COM

PROPERTY DESCRIPTION

The property is composed of one tract of land totaling 100 acres, more or less, in Sec 19-88N-24W

LOCATION OF LAND

North of Kamrar 1 mi., then East on 260th Street 1 mi.

LOCATION OF AUCTION

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

LEGAL DESCRIPTION

100 Acres located in the E 1/2 of the W 1/2 of Sec 19-88N-24W, Except Parcel Letter B

LAND DESCRIPTION

Flat to rolling

ZONING

Property is classified as Agricultural.

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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 December 15th, 2017, 10:00 a.m. at Kamrar Lions Community Building; 430 Elm St 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 January 30th, 2018. A Warranty Deed will convey the title. Updated abstract(s) will be provided to the buyer at the seller's expense. "The current owner/tenant will have farming rights until March 2018. "The seller reserves the right to reject any and all bids."

POSSESSION

Possession will execute on the January 30th, 2018

CROP CONTRACT

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

CPR CONTRACT

11031A (9-30-2024) @ 7.55 Acres
(\$2,910 annually) expires 9-30-2024

Enrollment awaiting approval. 19.40 Acres
(\$5,820 annually) expires 9-30-2032

INDIVIDUAL TRACT INFORMATION

Tract 1 – Bid as 100 ac., more or less. 100 Acres located in the E 1/2 of the W 1/2 of Sec 19-88N-24W, Except Parcel Letter B

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. 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.

TAXES

Total estimated tax (Based on 2016)

Tact 1 = \$2,984.83

Parcel ID	2016
#40882419100004	\$1,214.10
#40882419300002	\$1,187.24
#40882419300006	\$583.49

FSA Number: #5339

FSA Tract Numbers: #17152

FSA Farmland Acres: ±118.84 ac.

FSA Cropland Acres: ±108.66 ac.

FSA DCP Cropland: ±108.66 ac.

Tillable CSR2 Weighted Average: 86.7*

Tract 1 CSR2: 86.5*

Corn Base: 73.5 ac.

AUCTION AND LAND LOCATION

FRIDAY, DECEMBER 15, 2017 • 10:00 A.M.

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



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