

BOONE COUNTY FARMLAND AUCTION

40 AC±

Auction Time & Location:

**MONDAY
JULY 15, 10AM**

Leonard Good Community Center
114 SW 8th Street, Ogden, IA 50212

80.3 CSR2
ON THE TILLABLE ACRES*

See more information, photos,
and drone video at:

IOWALANDGUY.COM

NE ¼ , NE ¼, Sec22, T83N, 28W

LOCATED SOUTH OF OGDEN, IOWA

Norma Jean Herridge Trust



Whitaker Marketing Group

AUCTIONS | REALESTATE

TERMS AND CONDITIONS

PROPERTY DESCRIPTION

The property is composed of one tract of land totaling 40 acres, more or less, in Sec 22-83N-28W

LOCATION OF LAND

Located South of Ogden, Iowa. Take Hwy 69 south of Ogden 2 miles to 250th, then go 3 miles west on 250th. Farm located on south side of 250th.

LOCATION OF AUCTION

Leonard Good Community Center 114 SW 8th St, Ogden, IA 50212

LEGAL DESCRIPTION

NE ¼, NE ¼, Sec22, T83N, 28W

ZONING

A-1 Ag

HEL & WETLANDS

None

TERMS AND CONDITIONS

The farm will be offered as one tract of land. The land will be offered at auction on July 15th, 2019, 10:00 a.m. at the Leonard Good Community Center; 114 SW 8th Street, Ogden Iowa 50212. 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 August 22nd, 2019. 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 2020. The seller reserves the right to reject any and all bids.

POSSESSION

Possession will execute on the August 22nd, 2019

CROP CONTRACT

ARC County, currently farmed by tenant for the 2019 crop year

INDIVIDUAL TRACT INFORMATION

Tract 1 - Bid on a per acre basis. Selling as 40 Ac +/-

TAXES

2018-2019 Taxes (16.41 Taxable Acres) \$1,048

Parcel ID	2018-2019
#088328221100001	\$1,048

FSA Number: #441

FSA Tract Numbers: #7766

FSA Farmland Acres: ±38.99 ac.

FSA Cropland Acres: ±38.99 ac.

FSA DCP Cropland: ±38.99 ac.

Tillable CSR2 Weighted Average: 80.3%

HEL Status: NHEL

Corn Base: 19.66 ac

Total Base Acres: 19.32 ac.

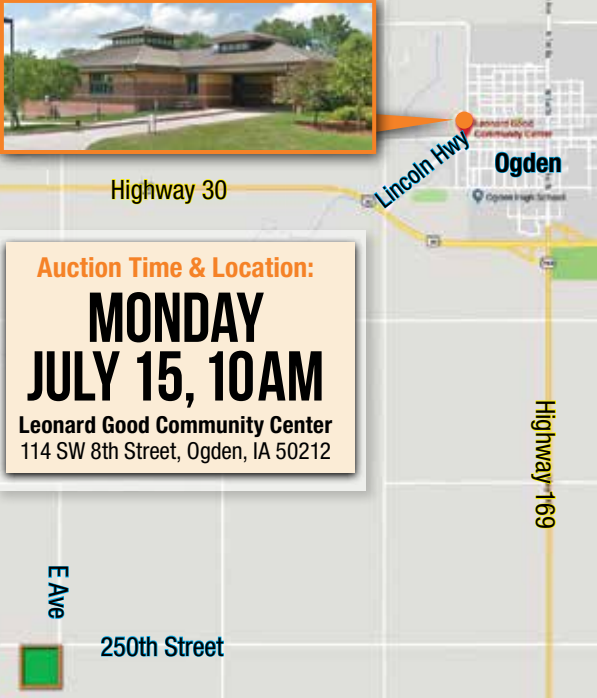
All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. All sales are presumed to be made by the individual judgment of the purchaser. The property is 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.

*Source Agridata

AUCTION INFORMATION



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80.3

CSR2 ON THE
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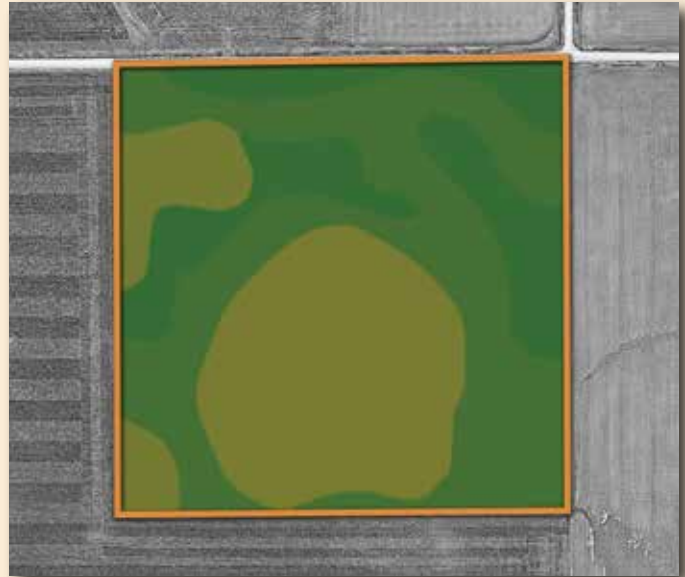
DAVID
WHITAKER
 Auctioneer/Broker



515-460-8585



SOIL MAP



State: Iowa
County: Boone
Location: 22-83N-28W
Acres: ±40.54 ac.
Date: 6/3/2019

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Soil Class	CSR2
L95	Harps clay loam, Bemis moraine	14.4	35.5		2w	75
L507	Casisteo clay loam, Bemis moraine	11.34	28		2w	87
L55	Nicollet loam, 1 to 3% slopes	7.43	18.3		1	91
90	Okoboji mucky silt loam, 0 to 1% slopes	4.95	12.2		3w	56
135	Coland clay loam, 0 to 2% slopes	2.41	5.9		2w	76

This report was generated using FarmlandFinder.com

Weighted Average **80.3**