

HAMILTON COUNTY FARMLAND AUCTION

121 AC±

Auction Time & Location:

**TUESDAY
SEPT 24, 10AM**

Briggs Woods Golf Course
2501 Briggs Woods Trail, Webster City, IA

67.52 CSR2

ON THE 70 POTENTIAL TILLABLE ACRES*

See more information, photos,
and drone video at:

IOWALANDGUY.COM

121 acres, more or less, in Section 19-88N-25W in Hamilton County, Iowa
FISHING, HUNTING, CAMPING OASIS...WITH FARMLAND TO BOOT!



2,200 Bushel Grain Bin

Trail Cam Photo



Whitaker Marketing Group

AUCTIONS | REAL ESTATE

PROPERTY DESCRIPTION

The property is composed of one tract of land totaling 121 acres, more or less, in Section 19-88N-25W all in Hamilton County, Iowa.

TERMS AND CONDITIONS

The farm will be offered as one tract of land. "The land will be offered at auction on September 24th, 2019, 10:00 a.m. at the Briggs Woods Golf Course: 2501 Briggs Woods Trail, Webster City, IA 50595. 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 October 30th, 2019. A Warranty Deed will convey the title. Updated abstract(s) will be provided to the buyer at the seller's expense. "The seller reserves the right to reject any and all bids."

AUCTION LOCATION

Briggs Woods Golf Course; 2501 Briggs Woods Trail, Webster City, IA 50595

PREVIEW DATE

Available Upon Request. Call David at 515.460.8585

LEGAL DESCRIPTION

121 ac m/l 19-88N-25W all in Hamilton County Iowa

LOCATION OF LAND

South of Webster City 2.28 Miles on R27 then East 1 mile on 258

LAND DESCRIPTION

121 total acres of which 77.26 acres are tillable. Leaving a balance of 43.74 acres of recreational ground perfect for hunting, fishing the Boone river, Camping or building your Dream Home. Some recreation acres have been in food plots.

ZONING

Property is classified as agricultural A-1

HEL & WETLAND

Classified as HEL, UHEL

TAXES

Parcel ID 2017-18 Taxes \$946

Parcel ID	2017-2018
40882519326004	\$1,431.65

FSA Number: #4924

FSA Tract Numbers: #6949

FSA Farmland Acres: ±112.34 ac.

FSA Cropland Acres: ±77.26 ac.

Potential Tillable Acres: ±70 ac.

Current Tillable Acres: ±50 ac.

Recreation Acres: ±43.74 ac.

HEL Status: HEL, UHEL

Corn Base: 33.67 ac.

Total Base Acres: ±121 ac.

CRP

23.91 acres of CRP paying \$6,931 annually.

CRP contracts expires in 2022, 2025, 2026

EASEMENT

Easement for access

GRAIN STORAGE

2,200 bushel grain bin

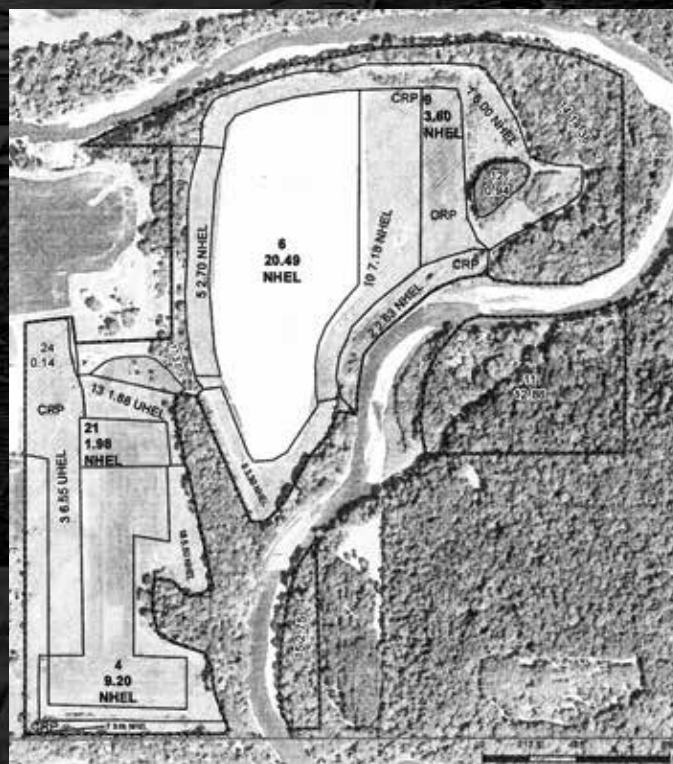
FARMING RIGHTS

Farm is currently being farmed by Tenant for the 2019 season.

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.

*Source Farmland Finder

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SEPT 24, 10 AM
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 2501 Briggs Woods Trail, Webster City, IA



DAVID
WHITAKER
 Auctioneer/Broker



515-460-8585



POTENTIAL TILLABLE SOIL MAP



Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Soil Class	CSR2
175B	Dickinson sandy loam, 2 to 5% slopes	12.54	17.9		2e	51
108B	Wadena loa., 2 to 6% slopes	8.71	12.4		2e	52
27b	Terril loam, 2 to 6% slopes	7.49	10.7		2e	87
536	Hanlon fine sandy loam, 0 to 2% slopes	6.9	9.9		2s	80
96	Turlin loam, 0 to 2% slopes	6.04	8.6		2w	90
203	Cylinder loam, 0 to 2% slopes	5.57	8		2s	58
175C	Dickinson sandy loam, 5 to 9% slopes	5.53	7.6		3e	46
138C2	Clarion loam, 6 to 10% slopes	5.32	7.6		3e	83
168B	Hayden loam, 2 to 6% slopes	5.28	7.5		2e	76
27C	Terril loam, 5 to 9% slopes	4.37	6.2		3e	85
259	Biscay clay loam, 0 to 2% slopes	0.94	1.3		2w	52
1536	Hanlon fine sandy loam, channeled	0.7	1		5w	37
356g	Storden-Hayden loams, 25 to 50% slopes	0.47	0.7		7e	13
138C	Clarion loam, 6 to 10% slopes	0.37	0.5		3e	84

This report was generated using FarmlandFinder.com

State: Iowa
County: Hamilton

Location: 19-88N-25W
Acres: ±70 ac.

Weighted Average **67.52**