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

*Source Agridata **Taxes are estimated.
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.

HEL & WETLANDS
NHEL

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)
Tract 1 = $2,984.83

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>#40882419100004</td>
<td>$1,214.10</td>
</tr>
<tr>
<td>#40882419300002</td>
<td>$1,187.24</td>
</tr>
<tr>
<td>#40882419300006</td>
<td>$583.49</td>
</tr>
</tbody>
</table>

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.
**TRACT 1: 100 AC±**

E 1/2 of the W 1/2 of Sec 19-88N-24W, Except Parcel Letter B
100 net acres according to Liberty Township, Hamilton County, Iowa
Parcel ID #40882419100004, #40882419300002, #40882419300006

State: Iowa  
County: Hamilton  
Location: 19-88N-24W  
Area Symbol: IA079, Soil Area Version: 20

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>Non-Irr Class</th>
<th>CSR2**</th>
</tr>
</thead>
<tbody>
<tr>
<td>388</td>
<td>Kossuth silty clay loam, 0 to 2 percent slopes</td>
<td>45.80</td>
<td>45.8%</td>
<td>IIw</td>
<td>86</td>
<td></td>
</tr>
<tr>
<td>288</td>
<td>Ottosen clay loam, 1 to 3 percent slopes</td>
<td>26.81</td>
<td>26.8%</td>
<td>Iw</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>52B</td>
<td>Bode clay loam, 2 to 5 percent slopes</td>
<td>12.50</td>
<td>12.5%</td>
<td>Ile</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>52C2</td>
<td>Bode clay loam, 5 to 9 percent slopes, moderately eroded</td>
<td>7.86</td>
<td>7.9%</td>
<td>Ille</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>1507</td>
<td>Brownton silty clay loam, 0 to 2 percent slopes</td>
<td>7.03</td>
<td>7.0%</td>
<td>llw</td>
<td>70</td>
<td></td>
</tr>
</tbody>
</table>

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

Weighted Average 86.5

©2017 AgriData, Inc.
AUCTION AND LAND LOCATION
FRIDAY, DECEMBER 15, 2017 • 10:00 A.M.
Kamrar Lions Community Building • 430 Elm Street • Kamrar, IA 50132

Land Located:
Section 19, Twp. 88N,
Range 24W

More details at:
wmgauction.com

DAVID WHITAKER
Auctioneer/Broker
515-460-8585

More details at:
WMGAUCTION.COM