MARSHALL COUNTY
FARMLAND AUCTION

161 AC±
OFFERED IN 2 TRACTS

Auction Time & Location:
WEDNESDAY
SEPT 5, 10AM
Consumers Energy Building
2074 242nd Street, Marshalltown, IA 50158

161 Acres located in the NW, 1/4 of Sec 25-84N-19W (2100 200th Street, Marshalltown IA 50158)
WEST OF MARSHALLTOWN • MARSHALL COUNTY, IOWA
Jack & Audrey Youker Estate

161 Acres located in the NW, 1/4 of Sec 25-84N-19W (2100 200th Street, Marshalltown IA 50158)

Gradually sloping farmland with a beautiful acreage on top of the hill.

See more information, photos, and drone video at:
IOWALANDGUY.COM
PROPERTY DESCRIPTION
The property is composed of two tracts of land totaling 161 acres, more or less, in Section 25-84N-19W all in Marshall County, Iowa.

LOCATION OF LAND
West of Marshalltown Iowa 2.5 miles then north on S70 (Knapp Ave.) to 200th Street. Then back east 1 mile. Property is located at the intersection of 200th Street and Lafayette Avenue. 2100 200th Street, Marshalltown, Iowa 50158

LEGAL DESCRIPTION
NW 1/4 located in Sec 25, TWP 84N, Range, 19W all in Marshall County, Iowa.

LAND DESCRIPTION
The acreage sits on the top of the hill. Farmland is gradually sloping with a waterway towards the center.

ZONING
Property is classified as Agricultural A-1

HEL & WETLANDS
143.57 acres of HEL and 2.34 acres of NHEL

SEPTIC AND WELL
The septic have been brought up to date per the Iowa code. The well is sold as is.

TERMS AND CONDITIONS
The farm will be offered as two tracts of land. “The land will be offered at auction on September 5, 2018, 10:00 a.m. at the Consumers Energy Building; 2074 242nd Street, Marshalltown, IA 50158. Bidders will have the option to bid on tract 1 comprised of 155 ac +/- and then they will have the option to bid on tract 2 comprised of 5.5 ac +/- and acreage site. The farm will not be offered as a combination at the end. 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, or before October 5, 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 2019. The seller reserves the right to reject any and all bids.

POSESSION
Possession will execute on October 5, 2018

CROP CONTRACT
ARC County, currently farmed by tenant for the 2018 crop year. Termination has been served for the 2019 crop year.

FARM LEASE
The current tenant will continue to have access to the farm through the acreage as well as have access to the grain bins until March 2019. The Grain bin dryer is owned by the tenant and will not stay with the acreage.

INDIVIDUAL TRACT INFORMATION
Tract 1 - Bid as 155 acres, more or less. 155 Acres located in the NE 1/4 of Sec 25-84N-19W.
Tract 2 - Bid as a whole amount on 5.5 acres with house and buildings, subject to right of way easement.

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 2017) $5,420

FSA Number: #927
FSA Tract Numbers: #291
FSA Farmland Acres: ±161.15 ac.
FSA Cropland Acres: ±145.91 ac.
FSA DCP Cropland: ±145.91 ac.
Tillable CSR Weighted Average: 72.5*
Tillable CSR2 Weighted Average: 69.8*
Corn Base: 69.8 ac, PLC Yield 165
Bean Base: 69.8 Acres, PLC Yield 54
Total Base Acres: 139.6 ac.

Whitaker Marketing Group
26466 Sand Hill Trail, Ames, Iowa 50010

161 AC+ OFERRED IN 2 TRACTS

David Whitaker
Auctioneer/Broker
515-460-8585

Source Agridata

See more information, photos, and drone video at: IOWALANDGUY.COM
State: Iowa  
County: Marshall  
Location: 25-84N-19W  
Township: Marietta  
Acres: ±161.15 ac.  
Date: 6/14/2018

**SOIL MAP:**

145 tillable acres, yielding 72.5 CSR

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<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR Legend</th>
<th>Non-Irr Class</th>
<th>CSR</th>
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<td>Tama silty clay loam, 9 to 14 percent slopes, eroded</td>
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<td>28.0</td>
<td>Ille</td>
<td>68</td>
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<td>220</td>
<td>Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded</td>
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<td>14.2</td>
<td>Ilw</td>
<td>90</td>
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<tr>
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<td>7.9</td>
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<td>68</td>
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<tr>
<td>11B</td>
<td>ColoEly complex, 0 to 5 percent slopes</td>
<td>11.07</td>
<td>6.9</td>
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<td>0.2</td>
<td>Vle</td>
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</table>

Using Capabilities Class Dominant Condition Aggregation Method

**Weighted Average 72.5**

**Auction Time & Location:**

**WEDNESDAY SEPT 5, 10AM**

Consumers Energy Building  
2074 242nd Street, Marshalltown, IA 50158
Tract 1: Bid as 155 ac., more or less. 155 Acres located in the NE 1/4 of Sec 25-84N-19W.

See more information, photos, and drone video at: IOWALANDGUY.COM
2 Options for 30’ Wide Right of Way Easement at the NW Corner

Bridge to Access South Half of Tract 1
Tract 2: Bid as a whole amount on 5.5 acres with house and buildings, subject to right of way easement.

### HOUSE & ACREAGE INFO

- **Year built:** 1987
- **School District:** West Marshall
- **Occupancy:** Single Family Dwelling
- **Style:** 1 Story
- **Bedrooms:** 2 and 1 Additional in Basement (nonconforming)
- **Bathroom:** 1 ½
- **Heat:** Gas Furnace (3 Propane Tanks Included)
- **Water:** Rural water and Well with Electric Water heater
- **Exterior:** Steel Siding
- **Roof:** Newer with Asphalt Shingles
- **Foundation:** Concrete
- **Interior finish:** Drywall
- **Square Footage:** 1,474 sq/ft
- **Garages:** Attached (2 car) 786 sq/ft Detached (1 car)
- **Out Building 1:** 2001 36’x63’ Shop, Concrete Floor, 1/2 of Shop is Insulated and Heated by Wood Stove.
- **Out Building 2:** 40’x20’ Barn
- **Grain Bins:** 4 Grain Bins & 1 Silo
  - 1@ 20’x27’ (9,984 bu)
  - 3@ 16’x18’ (3,486 bu)
  - 50’x19’ (11,392 bu)
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DAVID WHITAKER
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