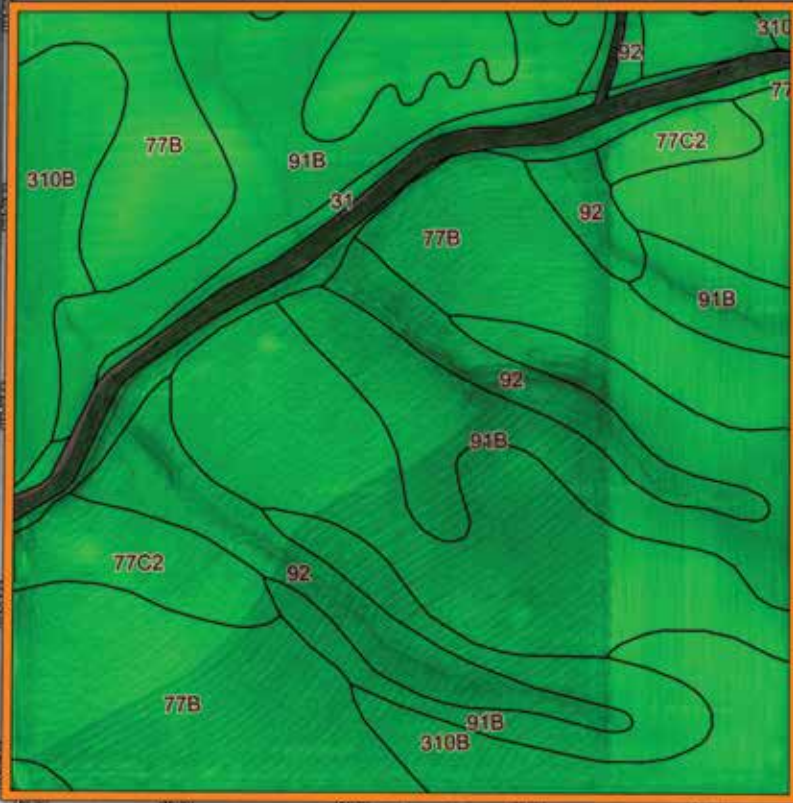


# O'BRIEN COUNTY ONLINE FARMLAND AUCTION



## 160 AC±

**Auction Info:**

**THURSDAY  
APRIL 9, 10AM  
IOWALANDGUY.COM**

*Absentee and Phone Bids  
will also be Accepted*

**93.9 CSR2  
ON THE TILLABLE ACRES\***

SW1/4 33-94N-40W

**LOCATED SOUTH WEST OF CALUMET, IOWA**

**Evelyn Schrimper Estate**



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE

**DETAILS**

160 Acres O'Brien County Iowa offered in 1 tract.  
Highly Productive Tillable Farmland. 93.9 CSR2 on the tillable acres.  
The property is composed of one tract of land totaling 160 acres±  
Tract 1 has 150.64± (EST) tillable acres of land.  
The land is currently being row cropped.

**TERMS AND CONDITIONS**

The farm will be offered as one tract of land. "Earnest money in the amount of ten (10%) percent of the contract price shall be due with acceptance of offer. Earnest money 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. 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**

Online Only: IowaLandGuy.com

**LEGAL DESCRIPTION**

SW1/4 33-94N-40W

**LOCATION OF LAND**

Located 2 miles South of Calumet Iowa on Hwy 59 (Tanager Ave) to 420th Street then West 1.75 miles on the north side of the road.

**LAND DESCRIPTION**

Tillable land. The land is flat to gently rolling with some tile.

**ZONING**

Property is classified as agricultural A-1

**METHOD OF AUCTION**

Tracts 1 - will be sold to the highest bidder by the acre. The final price will be calculated by multiplying the hammer price times the gross acres.

**FARMING RIGHTS**

The farm is currently being farmed by Tenant for the 2020 season.  
Buyer of tract 1 will receive a \$27,000 Credit at closing.

**TAXES**

Parcel ID: 0015333100, 0015333200, 0015333300, 0015333400  
2019-2020 Taxes (160 Taxable Acres per Beacon)  
Total Estimated Tax \$3,982

**HEL & WETLAND**

Tract 1 is classified as NHEL | No Wetland

**POSSESSION**

As Agreed by buyer and seller (On Closing - May 12th 2020)

**CSR2 TILLABLE**

93.9 CSR2 (Surety Maps) | 150.64± (EST) Tillable Acres

**FSA FARMLAND ACRES**

155.74 FSA Acres, 150.64 Cropland Acres

**HEL & WETLAND**

Tract 1 is classified as NHEL | No Wetland

**FSA Number:** #2222

**FSA Tract Numbers:** #29793

**FSA Farmland Acres:** ±155.74 ac.

**FSA Cropland Acres:** ±150.64 ac.

**Tillable CSR2 Weighted Average:** 93.9'

**HEL Status:** NHEL

**Corn Base:** 76.40 Corn Base | 151 PLC Yield

**Corn Base:** 74.20 Bean Base Acres | 44 PLC Yield

**Total Base Acres:** 150.60 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. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the auctioneer. All decisions of the auctioneer are final. Any announcements the day of sale will take precedence over any preprinted materials

\*Source AgriData

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CSR2 ON THE  
TILLABLE ACRES



**DAVID  
WHITAKER**  
Auctioneer/Broker



**515-460-8585**



# TILE MAP



**TOTAL TILE:**  
9,436' (EST)

# SOIL MAP



**State:** Iowa  
**County:** O'Brien  
**Location:** 33-94N-40W  
**Acres:** ±150.64 ac.  
**Township:** Liberty  
**Date:** 3/2/2020

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Soil Class	CSR2
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	65.50	43.5		Ile	95
91B	Primghar silty clay loam, 2 to 5 percent slopes	39.84	26.4		Ile	95
310B	Galva silty clay loam, 2 to 5 percent slopes	16.77	11.1		Ile	95
92	Marcus silty clay loam, 0 to 2 percent slopes	15.14	10.1		Ilw	94
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	7.04	4.7		IIle	88
31	Afton silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.35	4.2		Ilw	80

Soils data provided by USDA and NRCS. This report was generated using AgriData

**Weighted Average** **93.9**