

MILLS COUNTY, IOWA

# SEALED BID FARMLAND AUCTION

COMMERCIAL POTENTIAL



**WHITAKER MARKETING GROUP**  
AUCTIONS | REAL ESTATE



## 207.23± ACRES OFFERED AS 3 TRACTS

### AUCTION INFORMATION:

Written bids due to  
**Whitaker Marketing Group,**  
Tuesday, April 1, 2025, 5:00 PM  
or emailed to [info@wmgauction.com](mailto:info@wmgauction.com)

### TRACT 1

25.05± ACRES  
96 CSR2  
ON TILLABLE ACRES

### TRACT 2

111.89± ACRES  
96 CSR2  
ON TILLABLE ACRES

### TRACT 3

70.29± ACRES  
93.3 CSR2  
ON TILLABLE ACRES





## AUCTIONEER'S NOTES

**GENERAL COMMENTS:** This farm is located just west of Glenwood, IA on the Hwy 34 and Interstate 29 exchange! It consists of 207.23 acres m/l, with 201.23 +/- FSA cropland acres and an average CSR2 of 95.1, making this a highly productive and valuable agricultural asset. All tracts are in the heart of the commercial highway district, presenting a prime opportunity for development while maintaining outstanding CSR2 scores and featuring the highly sought-after Keg silt loam soil—the soil type every farmer dreams of! Although this farmland is in the floodplain, the levees were rebuilt and raised by 2 to 4 feet after the 2019 flood, significantly enhancing flood protection along the river. These enhancements not only increased the levees' structural integrity and stability but also provide great security against future flood events. Rest assured, this is a secure and exceptional investment opportunity!

**TRACT 1:** Consists of 25.05 acres m/l with 23.75 +/- FSA cropland acres and a CSR2 value of 96. Conveniently located on the west side of the interstate, this property sits in an industrial area on a paved road. With its size it is the best of the three tracts for development potential, making it a prime opportunity for investors or commercial expansion. With excellent soil quality, this land also provides strong agricultural productivity.

**TRACT 2:** Consists of 111.89 acres m/l with 110.32 +/- estimated FSA cropland acres and a CSR2 value of 96. A large, flat, and black piece of ground with easy farmability, this property is a highly productive agricultural asset. It offers road access on the south and would pair nicely with Tract 3 to create an outstanding farming operation. With its high CSR2 and nearly all tillable acres, this tract is a great opportunity for producers and investors alike.

**TRACT 3:** Consists of 70.29 acres m/l with 67.17 +/- estimated FSA cropland acres and a CSR2 value of 93.3. It has road access on the north, making grain hauling convenient. With great development potential, this land is a strong investment for those looking for a long-term hold—farm now and develop later. Positioned next to an RV park, this location adds additional value for future growth and expansion opportunities.



FARM | RECREATIONAL | PASTURE | INVESTMENT





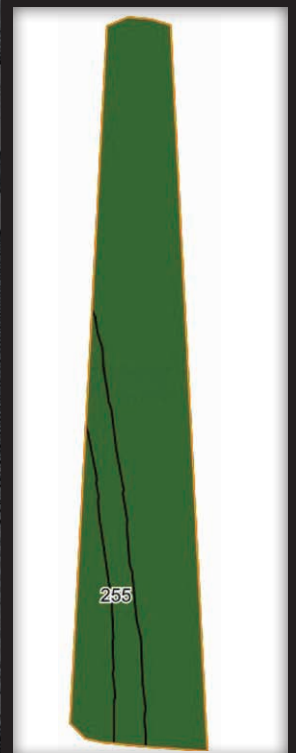
# TRACT 1

## 25.05± ACRES (Surveyed)

### Sec 8-72N-43W

#### 96 CSR2 ON TILLABLE ACRES

**Location of Land:** Located 4 miles West of Glenwood, Iowa  
**Taxes:** \$1,666.08 Estimated  
**Tillable Acres:** 23.75 +/- acres (Estimated FSA cropland acres)  
**Zoning:** A-1 Ag (In Commercial Highway Oriented District)  
**Farm Tenancy:** Farm Tenancy is open for 2025.  
**FSA Number:** #4367  
**FSA Tract Number:** #8667  
**FSA Farmland Acres:** 23.75 +/- Estimated  
**FSA Cropland Acres:** 23.75 +/- Estimated  
**HEL & Wetlands:** NHEL  
**Total Base Acres:** 23.50  
**Corn Base:** 14.30      **PLC Yield:** 106  
**Soybean Base:** 9.20      **PLC Yield:** 33



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
46	Keg silt loam, 0 to 2 percent slopes	20.37	85.8%		lw	98
255	Cooper silty clay loam, 0 to 2 percent slopes	3.38	14.2%		llw	84

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\*On Tillable Acres

**Weighted Average 96\***





## TRACT 2

### 111.89± ACRES (Surveyed)

**Sec 8-72N-43W**  
**96 CSR2 ON TILLABLE ACRES**

**Location of Land:** Located 3.7 miles West of Glenwood, Iowa

**Taxes:** \$6,119.57 Estimated

**Tillable Acres:** 110.52 +/- acres (Estimated FSA cropland acres)

**Zoning:** A-1 Ag (In Commercial Highway Oriented District)

**Farm Tenancy:** Farm Tenancy is open for 2025.

**FSA Number:** #4366 (Tract 2, 3)

**FSA Tract Number:** #8668 (Tract 2, 3)

**FSA Farmland Acres:** 177.48 +/- (Tract 2, 3)

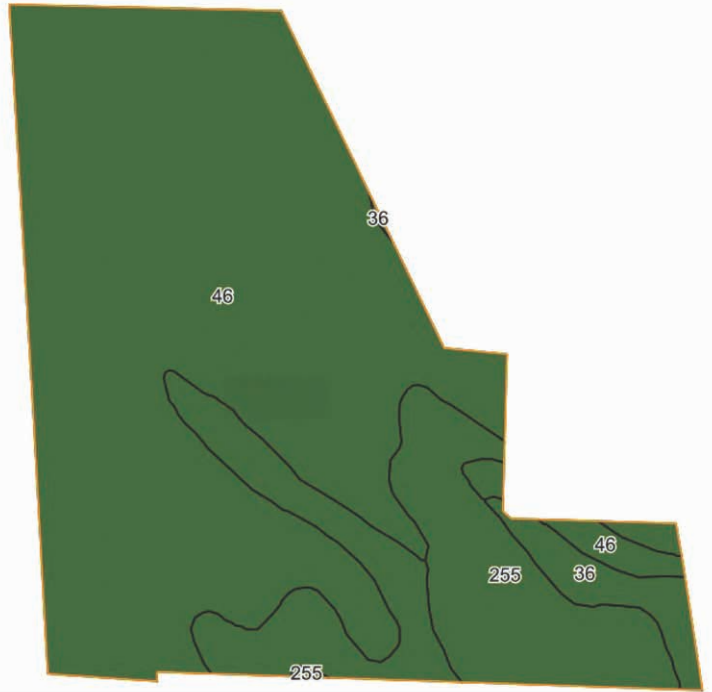
**FSA Cropland Acres:** 177.48 +/- (Tract 2, 3)

**HEL & Wetlands:** NHLE

**Total Base Acres:** 175.50 (Tract 2, 3)

**Corn Base:** 107 (Tract 2 and 3) **PLC Yield:** 137 (Tract 2 and 3)

**Soybean Base:** 68.50 (Tract 2 and 3) **PLC Yield:** 43 (Tract 2 and 3)



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
46	Keg silt loam, 0 to 2 percent slopes	81.03	74.3%		lw	98
255	Cooper silty clay loam, 0 to 2 percent slopes	14.50	13.3%		llw	84
36	Salix silty clay loam, 0 to 2 percent slopes	13.58	12.4%		lw	97

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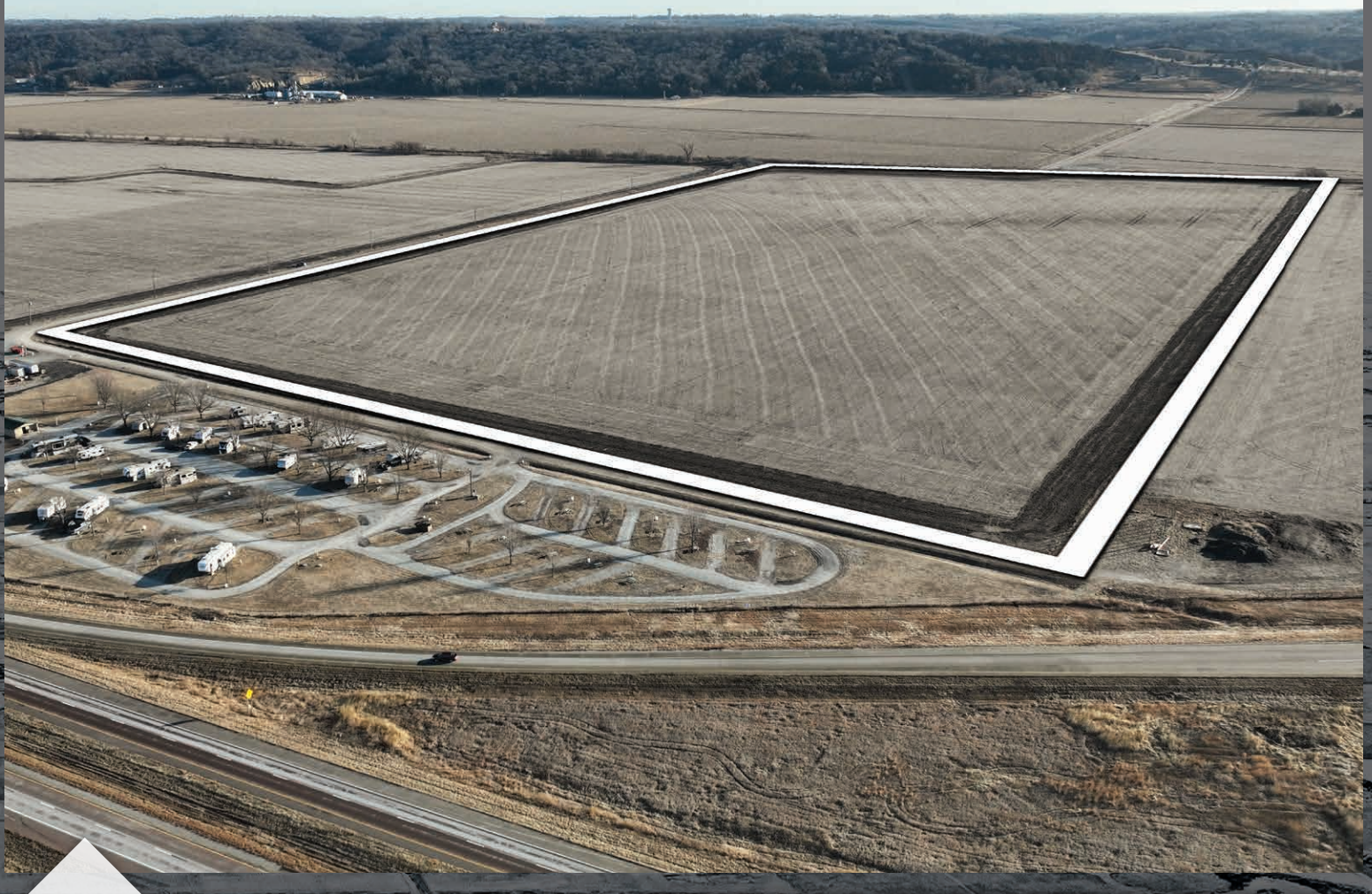
\*On Tillable Acres

**Weighted Average 96\***



**FARM | RECREATIONAL | PASTURE | INVESTMENT**





## TRACT 3

### 70.29± ACRES (Surveyed)

**Sec 8-72N-43W**

**93.3 CSR2 ON TILLABLE ACRES**

**Location of Land:** Located 3.6 miles West of Glenwood, Iowa

**Taxes:** \$3,956.39 Estimated

**Tillable Acres:** 67.16 +/- acres (Estimated FSA cropland acres)

**Zoning:** A-1 Ag (In Commercial Highway Oriented District)

**Farm Tenancy:** Farm Tenancy is open for 2025.

**FSA Number:** #4366 (Tract 2, 3)

**FSA Tract Number:** #8668 (Tract 2, 3)

**FSA Farmland Acres:** 177.48 +/- (Tract 2, 3)

**FSA Cropland Acres:** 177.48 +/- (Tract 2, 3)

**HEL & Wetlands:** NHEL

**Total Base Acres:** 175.50 (Tract 2, 3)

**Corn Base:** 107 (Tract 2 and 3) **PLC Yield:** 137 (Tract 2 and 3)

**Soybean Base:** 68.50 (Tract 2 and 3) **PLC Yield:** 43 (Tract 2 and 3)



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
36	Salix silty clay loam, 0 to 2 percent slopes	29.20	45.6%		lw	97
46	Keg silt loam, 0 to 2 percent slopes	16.54	25.3%		lw	98
255	Cooper silty clay loam, 0 to 2 percent slopes	14.07	21.5%		llw	84
436	Lakeport silty clay loam, 0 to 2 percent slopes	4.77	7.3%		lw	86
67	Woodbury silty clay, 0 to 2 percent slopes	0.84	1.3%		llw	67

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\*On Tillable Acres

**Weighted Average 93.3\***



# WHITAKER MARKETING GROUP

AUCTIONS | REAL ESTATE

## One Chance Sealed Bid Form

207.23 +/- Surveyed Acres, Mills County, Iowa

I/we hereby offer the following amount(s) for the parcel(s) listed below:

☐ **Tract 1:** 25.05 Acres +/- Acres in Mills County, Iowa      **Tract 1 Bid Amount:** \$ \_\_\_\_\_  
Sec 8-72N-43W (Parcel ID 039020000000000, 039030010000000)

☐ **Tract 2:** 111.89 Acres +/- Acres in Mills County,      **Tract 2 Bid Amount:** \$ \_\_\_\_\_  
Sec 8-72N-43W (Parcel ID 039020000000000, 039030010000000, 039060000000000,  
039040000000000, 039010000000000)

☐ **Tract 3:** 70.29 Acres +/- Acres in Mills County, Iowa      **Tract 3 Bid Amount:** \$ \_\_\_\_\_  
Sec 8-72N-43W (Parcel ID 039070000000000, 039050000000000)

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City      State      ZIP code

\_\_\_\_\_  
Telephone number      Cell phone number

\_\_\_\_\_  
Email

By submitting this bid, the Bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. The Bidder acknowledges they have reviewed and agree to all terms and conditions of the sale as outlined on the website or in the sales brochure. The Bidder further agrees to sign the Real Estate Sale and Purchase Agreement and provide a non-refundable earnest money deposit of 10% of the bid price within 48 hours of bid acceptance. Should the Bidder rescind or fail to perform on the bid, the 10% earnest money deposit remains non-refundable and will be retained as liquidated damages.

**Return no later than 5 PM CST, Tuesday, April 1st, 2025, to:**

Whitaker Marketing Group  
101 US Hwy 69 Huxley, IA 50124  
Info@wmgauction.com

(515) 996-5263 - Office  
(515) 460-8585 - David's Cell  
(515) 460-0255 - Ann's Cell



## TERMS & CONDITIONS

**Auction Sales Method:** The real estate will be offered as 3 tract(s) of land.

**One Chance Sealed Bids:** Written bids will be received at the office of Whitaker Marketing Group, on or before April 1st, 2025 at 5 PM CST, and all bidders will be notified of receipt and sellers will be given one day to review offers and make their decision. No other bidding round will be performed. This is a one-chance sealed bid.

Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to [info@wmgauction.com](mailto:info@wmgauction.com). Bid forms are available on at [www.wmgauction.com](http://www.wmgauction.com).

Bids should be for the total price, not per acre.

Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**Survey:** A survey has been completed on all three tracts, and we are selling the surveyed acres.

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** The real estate taxes will be pro-rated to the day of closing.

**Contract and Title:** Upon the conclusion of the bidding, the chosen bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids.

**Earnest Payment:** Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

**Closing:** The sale closing is on May 16th, 2025, or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

**Possession:** Possession will be granted at closing, or such other date agreed to by both parties.

**Agency:** Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Bidder acknowledges that they are representing themselves in completing the auction sales transaction.

**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. 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. Seller reserves the right to reject any and all bids.

Any announcements or notices made on auction day by the auctioneer and/or auction company will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

**Online Submission:** Please visit our website to register if choosing to submit your offer online. Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Whitaker Marketing Group reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Whitaker Marketing Group shall be held responsible for a missed bid/offer or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Whitaker Marketing Group.

**Seller(s):** Alice Evelyn Rosenquist-Ahlstrand Trust



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AUCTIONS | REAL ESTATE

MILLS COUNTY, IOWA

# SEALED BID FARMLAND AUCTION

COMMERCIAL POTENTIAL



**SEALED BIDS DUE:**  
**TUESDAY**  
**APRIL 1, 2025**  
**5:00 PM**

**207.23± ACRES**  
**OFFERED AS 3 TRACTS**

### AUCTION INFORMATION:

Written bids due to  
**Whitaker Marketing Group,**  
101 US Hwy 69 Huxley, IA 50124  
or emailed to [info@wmgauction.com](mailto:info@wmgauction.com)



**David & Ann  
Whitaker**

WHITAKER MARKETING GROUP  
AUCTIONEERS/REAL ESTATE AGENTS

**515.996.5263**



Licensed in Iowa  
David Whitaker  
License # B61078000  
Firm # F06262000  
101 US 69  
Huxley, Iowa 50124





 **LAND**  
IS OUR BRAND  
**WHITAKER MARKETING GROUP**



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