

GRUNDY COUNTY, IOWA

FARMLAND AUCTION



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



214± ACRES
OFFERED AS 3 TRACTS

AUCTION LOCATION:

WELLSBURG MEMORIAL BUILDING
501 N ADAMS STREET, WELLSBURG, IA 50680

TRACT 2
74± ACRES
89.9 CSR2*

TRACT 1
70± ACRES
93.2 CSR2*

*ON TILLABLE ACRES

TRACT 3
70± ACRES
93.7 CSR2*



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70± ACRES
93.7 CSR2*

TRACT 1
70± ACRES
93.2 CSR2*

TRACT 2
74± ACRES
89.9 CSR2*

HWY 20

HWY 14

*ON TILLABLE ACRES

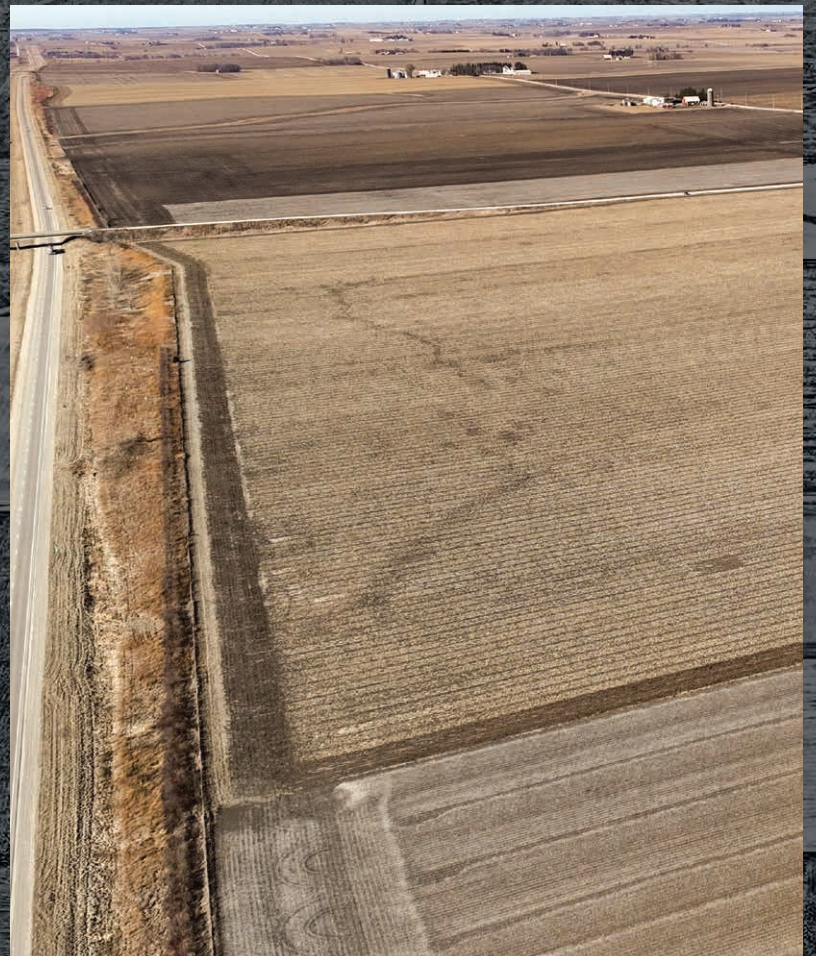
AUCTIONEER'S NOTES

TRACT 1 This 70+/- acres boasts a strong 93.2 CSR2, meaning it's got the productivity to perform year after year. Nearly all tillable (69.35 +/- acres), this ground is set up for success with good access and great soils. A fantastic opportunity in Grundy County!

TRACT 2: 74+/- acres of productive farmland with a CSR2 of 89.9—but that's not all. This tract comes with a cell tower lease paying \$612.21 per month through 2031, offering a rare mix of strong row crop ground and guaranteed passive income. Great soils, great access, and an extra revenue stream make this one to watch!

TRACT 3: This 70+/- acre tract has the highest CSR2 of all the tracts being sold with an impressive CSR2 of 93.7, offering excellent soils and a high percentage of tillable acres. Located just northeast of Wellsburg, this farm is in a great area and is well-positioned for continued productivity. **Opportunities like this don't come around often!**

These well-managed farms are a prime opportunity for any producer looking to invest in high-quality ground. With added tile for improved drainage, these farms have consistently produced strong yields, ensuring reliable returns year after year. If you're looking for land that works as hard as you do, this is a chance for you to secure these productive, well-cared-for farms.



FARM | RECREATIONAL | PASTURE | INVESTMENT



TRACT 1

70± ACRES

Sec 2-88N-17W

93.2 CSR2 ON TILLABLE ACRES

Location of Land: 6.51 mi NE of Wellsburg, IA

Taxes: \$3,118.00 Estimated

Tillable Acres: 69.35+/- acres

Zoning: A-1 Ag

Farm Tenancy: Open for the 2025 season.

FSA Number: #3837 (Tract 1, 2)

FSA Tract Number: #1934 (Tract 1, 2)

FSA Farmland Acres: 141.21 +/- (Tract 1, 2)

FSA Cropland Acres: 139.04 +/- (Tract 1, 2)

HEL & Wetlands: NHLE

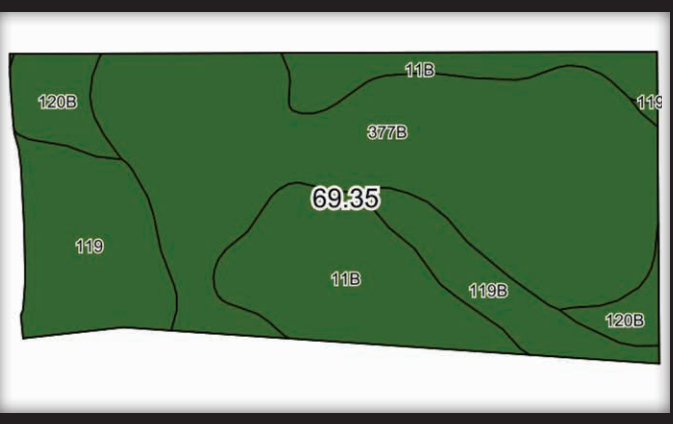
Total Base Acres: 136.10 (Tract 1, 2)

Corn Base: 84.60 (Tract 1, 2)

PLC Yield: 183 (Tract 1, 2)

Soybean Base: 51.50 (Tract 1, 2)

PLC Yield: 49 (Tract 1, 2)



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	35.43	51.1%		Ile	94
119B	Colo-Ely complex, 0 to 5 percent slopes	15.31	22.1%		Ilw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	9.17	13.2%		Iw	100
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.93	7.1%		Ile	95
120B	Tama silty clay loam, 2 to 5 percent slopes	4.51	6.5%		Ile	95

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*On Tillable Acres

Weighted Average 93.2*

Cell Tower Lease: Lease with New Cingular Wireless PCS, generating a monthly income of \$612.21. The contract is set to expire in April 2031. At date of closing, all payments associated with the cellular tower lease will be assigned to Buyer. Seller is entitled to all payments prior to the date of closing, except that the month in which the transaction closes will be prorated to the date of closing.

Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
11B	Colo-Ely complex, 0 to 5 percent slopes	19.43	28.5%		llw	86
184B	Klinger silty clay loam, 2 to 5 percent slopes	17.78	26.1%		lle	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.80	15.9%		lle	94
119B	Muscatine silty clay loam, 2 to 5 percent slopes	9.99	14.7%		lle	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	9.37	13.8%		llw	78
88	Nevin silty clay loam, 0 to 2 percent slopes	0.62	0.9%		lw	95
84	Clyde silty clay loam, 0 to 3 percent slopes	0.07	0.1%		llw	88

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*On Tillable Acres

Weighted Average 89.9*



TRACT 2

74± ACRES

Sec 2-88N-17W

89.9 CSR2 ON TILLABLE ACRES

Location of Land: 7.18 mi NE of Wellsburg, IA

Taxes: \$3,054 Estimated

Tillable Acres: 68.06+/- acres

Zoning: A-1 Ag

Farm Tenancy: Open for the 2025 season.

FSA Number: #3837 (Tract 1, 2)

FSA Tract Number: #1934 (Tract 1, 2)

FSA Farmland Acres: 141.21 +/- (Tract 1, 2)

FSA Cropland Acres: 139.04 +/- (Tract 1, 2)

HEL & Wetlands: NHEL

Total Base Acres: 136.10 (Tract 1, 2)

Corn Base: 84.60 (Tract 1, 2) **PLC Yield:** 183 (Tract 1, 2)

Soybean Base: 51.50 (Tract 1, 2) **PLC Yield:** 49 (Tract 1, 2)



FARM | RECREATIONAL | PASTURE | INVESTMENT



TRACT 3

70± ACRES

Sec 5-88N-17W
93.7 CSR2 ON TILLABLE ACRES

Location of Land: 3.85 mi NE of Wellsburg, IA

Taxes: \$2,576.00 Estimated

Tillable Acres: 65.23+/- acres

Zoning: A-1 Ag

Farm Tenancy: Open for the 2025 season.

FSA Number: #1144

FSA Tract Number: #1882

FSA Farmland Acres: 67.41 +/-

FSA Cropland Acres: 67.41 +/-

HEL & Wetlands: NHEL

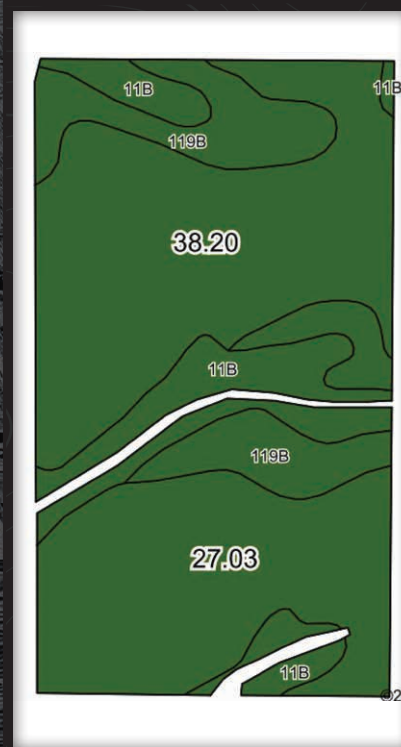
Total Base Acres: 66.50

Corn Base: 37.20

PLC Yield: 190

Soybean Base: 29.30

PLC Yield: 50



Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	44.63	68.5%		Ile	95
119B	Muscatine silty clay loam, 2 to 5 percent slopes	10.98	16.8%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	9.62	14.7%		llw	86

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*On Tillable Acres

Weighted Average 93.7*

TERMS & CONDITIONS

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

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Gas Pipeline: Tract 1 and 3 have a gas pipeline running through them.

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: Immediately upon the conclusion of the bidding, the high 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.

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 Stockdale Law Trust Account.

Closing: Taylor Nederhoff, attorney at Stockdale Law PLC, will be the closing attorney. The sale closing is on April 25th, 2025. 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, subject to the current farm lease.

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. Winning 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 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. All decisions of the auctioneer are final.

Online Bidding: Please visit our website to register for online bidding. Server, Software, and Phone Technical Issues: In the event there are technical difficulties related to the server, software, phone, 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 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): Robert H. Teske Estate

**Tile Map Disclaimer: All of the tile maps have been re-created from tile maps provided to us from the seller.*





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TUESDAY
MARCH 11, 2025
10:00 AM

214± ACRES
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AUCTION LOCATION:
WELLSBURG MEMORIAL BUILDING
501 N ADAMS STREET, WELLSBURG, IA 50680



David & Ann Whitaker

WHITAKER MARKETING GROUP
AUCTIONEERS/REAL ESTATE AGENTS

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 **LAND**
IS OUR BRAND
WHITAKER MARKETING GROUP



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