

LOUISA COUNTY, IOWA

LAND AUCTION

Seller: Swarts Farms, LLC



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



125.07± ACRES

OFFERED AS 1 TRACT

ESTABLISHED CRP INCOME
CRP PAYMENTS WILL BE PRORATED
TO THE DATE OF CLOSING

AUCTION LOCATION:

**MARR PARK - WASHINGTON COUNTY
CONSERVATION EDUCATION CENTER
2943 IA-92, AINSWORTH, IA**

- DEAD-END ROAD SECLUSION
- 5 MINUTES FROM TOWN
- WILDLIFE, STOCKED POND, CREEK & CRP



1,568 SQFT HOME



EXCELLENT
HUNTING POTENTIAL

AUCTION WEBSITE



Greg Koch | 406.899.0095 | wmgauktion.com



125.07± ACRES

Sec 23, 24-75N-5W

51.8 CSR2

Location of Land: 1.3 miles Northwest of Columbus Junction

Selling Multiplier: 125.07 Acres

Taxes: \$3,362 (Estimated)

Zoning: Ag

School District: Columbus Community School

CRP Payment: CRP Payments will be prorated to the date of closing

CRP Information:

Total CRP Acres: 95 - Total \$16,074 Annually

Contract	Acres	\$/AC	Annual Payment	Start Date	End Date	Years Left
11361	93.87	\$168.65	\$15,831	10-01-2020	09-30-2030	4
11827	1.13	\$215.00	\$243	10-01-2025	09-30-2035	9

FSA Number: #2798

FSA Tract Number: #2764

FSA Farmland Acres: 127.97 +/-

FSA Cropland Acres: 95.15 +/-

HEL & Wetlands: HEL

Total Base Acres: 0.15 +/-

Corn Base: 0.15 +/-

PLC Yield: 114

House Information:

Sqft: 1,568 **Bed:** 4 **Bath:** 1 **Electric:** Eastern Iowa REC **Water:** Well

Building Sizes:

Barn (1940): 32 x 52

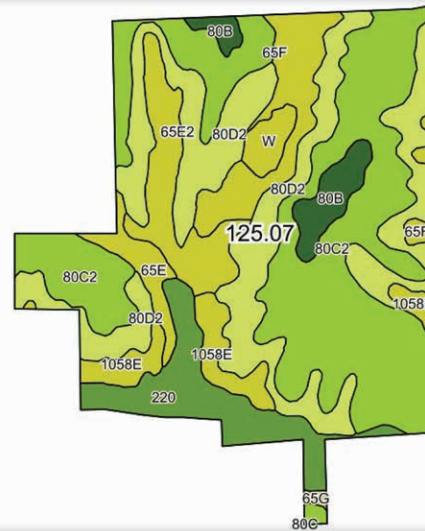
Crib (1930): 30 x 32

Steel Utility Building (1965): 52 x 38

Grain Bin (1965): 21 x 18

Grain Bin (1970): 24 x 18

Grain Bin (1970): 18 x 14



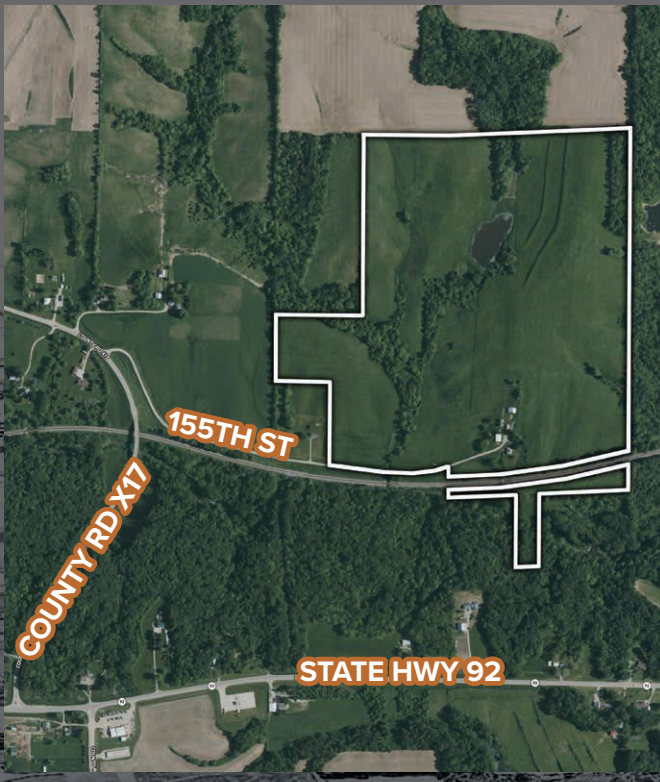
Code	Soil Description	Acres	Percent of Field	CSR Legend	Non-Irr Class	CSR2
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	47.32	37.8%		IIIe	69
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	32.95	26.3%		IIIe	46
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	10.79	8.6%		IIw	77
65F	Lindley loam, 18 to 25 percent slopes	8.85	7.1%		VIIe	6
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	8.58	6.9%		VIe	20
1058E	Douds-Lindley loams, 14 to 18 percent slopes	6.28	5.0%		VIe	30
80B	Clinton silt loam, 2 to 5 percent slopes	4.48	3.6%		IIe	80
65E	Lindley loam, 14 to 18 percent slopes	3.10	2.5%		IVe	23
W	Water	2.07	1.7%			0
80D	Clinton silt loam, 9 to 14 percent slopes	0.37	0.3%		IIIe	51
65G	Lindley loam, 25 to 40 percent slopes	0.28	0.2%		IVe	5

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Weighted Average 51.8



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SPORTSMAN'S PARADISE

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract of land, selling to the highest bidder.

Buyer's Premium: A 2% Buyer's Premium will be added to the final sales price.

Easements: There is an Easement for Eastern Iowa REC, Canadian Pacific Railroad, Natural Gas Pipelines, and Louisa County for the county road.

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.

Fences: All existing fences, if any, are conveyed in their present condition. The Seller will not repair, replace, or upgrade any fencing prior to closing. Some tract or boundary lines may not have fencing in place; if new fencing is desired, all installation and associated costs shall be the Buyer's responsibility after closing. Fence locations are approximate and not guaranteed to match property boundaries.

Well: There is a well located on the property.

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: A non-refundable Earnest Payment 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.

Closing: The sale closing is on July 8th, 2026. 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): Swarts Farms, LLC



Greg Koch

WHITAKER MARKETING GROUP
REAL ESTATE AGENT/ AUCTIONEER

406.899.0095





 **LAND**
IS OUR BRAND
WHITAKER MARKETING GROUP



FARM | RECREATIONAL | PASTURE | INVESTMENT