

LAND AUCTION

MERIT AUCTIONS

*"Specializing in Farm Real Estate
& Ag Equipment"*



184.44 ACRES± • 3 TRACTS APPANOOSE COUNTY, IOWA

VIRTUAL ONLINE AUCTION

AUCTION DATE: TUESDAY, MARCH 21, 2023 | AUCTION TIME: 1:00 PM ^{CST}

GLOBAL INVESTMENT PROPERTIES



AUCTION REP: JOHN PROBASCO
(641) 856-7355



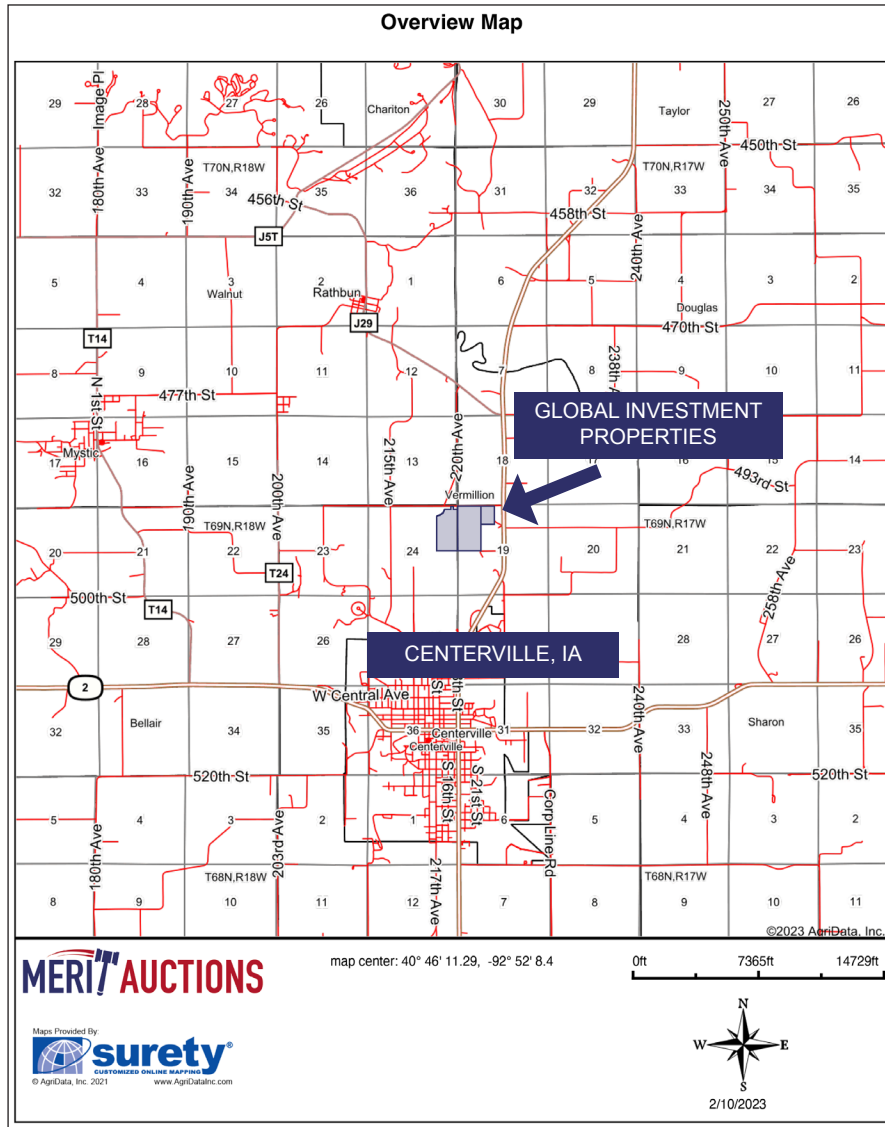
AUCTION REP: JIM HUFF
(319) 931-9292

REPRESENTING ATTORNEY: Randy J. Zellmer
Fredrikson & Byron, P.A.

111 South 2nd St., Suite 400 | Mankato, MN 56001
(507) 344-9000

4502 Avenue O | Ft. Madison, IA 52627
Ph: 319.405.0031 | Toll Free 833.273.9300

WWW.MERITAUCTIONS.COM



LOCATION

The Global Investment Properties farms are located in Section 19, T69N•R17W, Appanoose County, Iowa. Located 2 miles north of Centerville, Iowa. From Centerville, Iowa go north 3 miles on St. Hwy. 5 to 490th St. Turn left or west and go a short distance to the farm.



TRACT INFORMATION

TRACT 1 • 71.36± TAXABLE ACRES

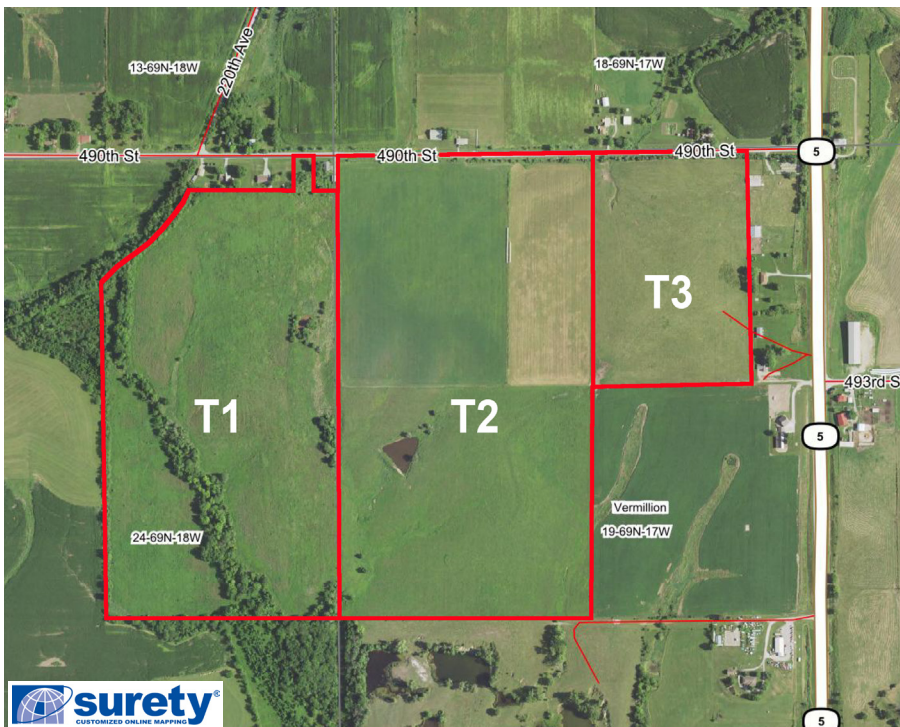
- FSA information indicates 60.82 acres of tillable cropland currently in row crop production.
- The balance of the parcel is in wooded draws, a small creek in the western portion and a pond. The tract features attractive hunting and recreational acreage.
- Seymour, Mystic & Armstrong soils.
- Access is on the north by 490th St.

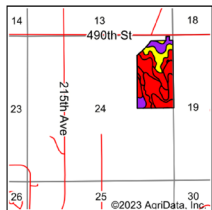
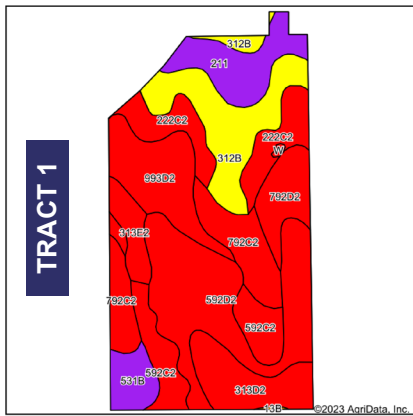
TRACT 2 • 85.64± TAXABLE ACRES

- FSA information indicates 81.54 acres of tillable cropland, the balance of the tract is in waterways and there is a nice pond.
- Edina, Seymour & Armstrong soils.
- CSR2 is 46.6.
- Access is on the north by 490th St.

TRACT 3 • 27.44± TAXABLE ACRES

- FSA information indicates 26.65 acres of tillable cropland, currently in row crop production.
- Seymour, Lineville & Edina soils.
- CSR2 is 58.1.
- This parcel offers several new home buildings sites and a preliminary plat for The Forbush Meadows Subdivision was conducted in 2021.
- Access is on west by St. Hwy. 5 & on the north by 490th St.



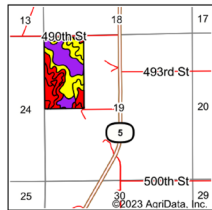
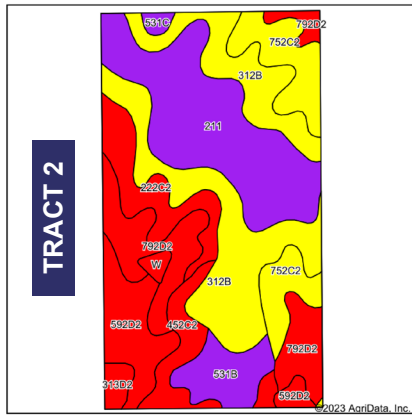


State: Iowa
 County: Appanoose
 Location: 19-69N-17W
 Township: Vermillion



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	1' Corn Bu	1' Soybeans Bu	CSR2**	1' NCCPI Overall	1' NCCPI Corn	1' NCCPI Soybeans
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	14.68	20.9%		Iv/e	88.0	25.5	10	68	68	49
312B	Seymour silt loam, 2 to 5 percent slopes	9.36	13.3%		Il/e	80.0	23.2	64	70	70	64
993D2	Armstrong-Gara loams, 8 to 14 percent slopes, moderately eroded complex	7.40	10.5%		Iv/e	131.2	38.0	22	65	65	46
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	6.95	9.9%		Il/e	123.2	35.7	31	65	65	47
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.44	9.2%		Iv/w	140.8	40.8	28	53	53	42
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	5.56	7.9%		Il/e	115.2	33.4	31	72	71	52
211	Edina silt loam, 0 to 1 percent slopes	5.55	7.9%		Ill/w	177.6	51.5	59	70	70	64
313D2	Gosport-Clanton silt loams, 9 to 14 percent slopes, moderately eroded complex	5.53	7.9%		V/e	96.0	27.8	14	40	40	29
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	3.78	5.4%		Iv/e	88.0	25.5	9	62	62	43
531B	Kniffin silt loam, 2 to 5 percent slopes	2.55	3.6%		Il/e	80.0	23.2	55	71	64	66
313E2	Gosport-Clanton silt loams, 14 to 18 percent slopes, moderately eroded complex	2.30	3.3%		V/e	88.0	25.5	8	38	38	27
W	Water	0.11	0.2%			0.0	0.0	0			
13B	Olmitz-Vesser-Colo complex, 2 to 5 percent slopes	0.06	0.1%		Ill/w	192.0	55.7	79	88	81	80
Weighted Average						109.3	31.7	29.6	71.6	63.3	62.9



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312B	Seymour silt loam, 2 to 5 percent slopes	21.33	25.2%		Il/e	80.0	23.2	64	70	70	64
211	Edina silt loam, 0 to 1 percent slopes	19.53	23.1%		Ill/w	177.6	51.5	59	70	70	64
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	10.70	12.6%		Iv/e	88.0	25.5	9	62	62	43
752C2	Linville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	8.74	10.3%		Il/e	80.0	23.2	68	77	77	53
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6.90	8.1%		Iv/e	88.0	25.5	10	68	68	49
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.09	7.2%		Iv/w	140.8	40.8	28	53	53	42
531B	Kniffin silt loam, 2 to 5 percent slopes	4.72	5.6%		Il/e	80.0	23.2	55	71	64	66
452C2	Linville silt loam, 5 to 9 percent slopes, moderately eroded	3.81	4.5%		Il/e	80.0	23.2	46	69	69	49
313D2	Gosport-Clanton silt loams, 9 to 14 percent slopes, moderately eroded complex	1.11	1.3%		V/e	96.0	27.8	14	40	40	29
W	Water	0.61	0.7%			0.0	0.0	0			
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	0.56	0.7%		Il/e	115.2	33.4	31	72	71	52
531C	Kniffin silt loam, 5 to 9 percent slopes	0.56	0.7%		Il/e	80.0	23.2	52	69	62	64
Weighted Average						108.4	31.4	46.6	71.6	63.3	62.9

VIRTUAL AERIAL VIDEO ONLINE!

METHOD

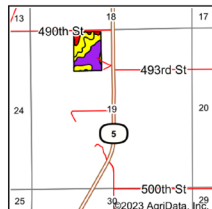
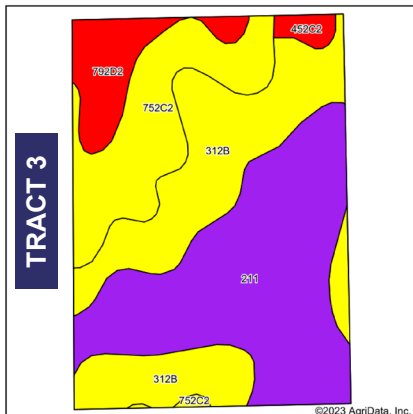
The Global Investment Properties farms will be sold in 3 individual tracts. All tracts will be sold on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all tracts for their high bid. Buyer's Choice auctioning will continue until all 3 tracts have been sold. The tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Friday, April 21, 2023 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. For questions or complete details contact the auction company.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



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211	Edina silt loam, 0 to 1 percent slopes	10.61	39.5%		Ill/w	177.6	51.5	59	70	70	64
312B	Seymour silt loam, 2 to 5 percent slopes	8.63	32.2%		Il/e	80.0	23.2	64	70	70	64
752C2	Linville silt loam, dark variant, 5 to 9 percent slopes, moderately eroded	5.02	18.7%		Il/e	80.0	23.2	68	77	77	53
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	2.15	8.0%		Iv/e	88.0	25.5	9	62	62	43
452C2	Linville silt loam, 5 to 9 percent slopes, moderately eroded	0.42	1.6%		Il/e	80.0	23.2	46	69	69	49
Weighted Average						119.2	34.6	58.1	70.7	70.2	58.8

- ✓ **PRODUCTIVE TILLABLE CROPLAND!**
- ✓ **HUNTING/RECREATIONAL ACREAGE!**
- ✓ **SEVERAL NEW HOME BUILDING SITES!**

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184.44 ACRES±
3 TRACTS

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COUNTY, IOWA
LAND AUCTION

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MARCH 21, 2023
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4502 AVENUE O • PO BOX 509
FT. MADISON, IA 52627



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