

2-DAY LEE COUNTY, IOWA LAND & EQUIPMENT AUCTION

139 ACRES± • 3 TRACTS (SUBJECT TO SURVEY)

PLEASE READ CAREFULLY 2 SEPARATE DAYS 2 SEPARATE AUCTION FORMATS



**WEDNESDAY,
MARCH 15, 2023**

**VIRTUAL ONLINE LAND AUCTION:
WEDNESDAY, MARCH 15, 2023
@ 10:00 A.M. CST**

REPRESENTING ATTORNEY:

R.L. (Dick) Fehseke, Jr.

Fehseke & Gray Law Offices

1023 Ave. G, Ft. Madison, IA 52627

(319) 372-7181



LAND AUCTION REPRESENTATIVES:

Jim Huff (319) 931-9292

John Probasco (641) 856-7355

ONLINE BIDDING
PROVIDED BY:



HOENIG FAMILY FARMS

Warren Hoenig Estate & Rebecca Hoenig

Roger & Laura Hoenig

MERIT AUCTIONS

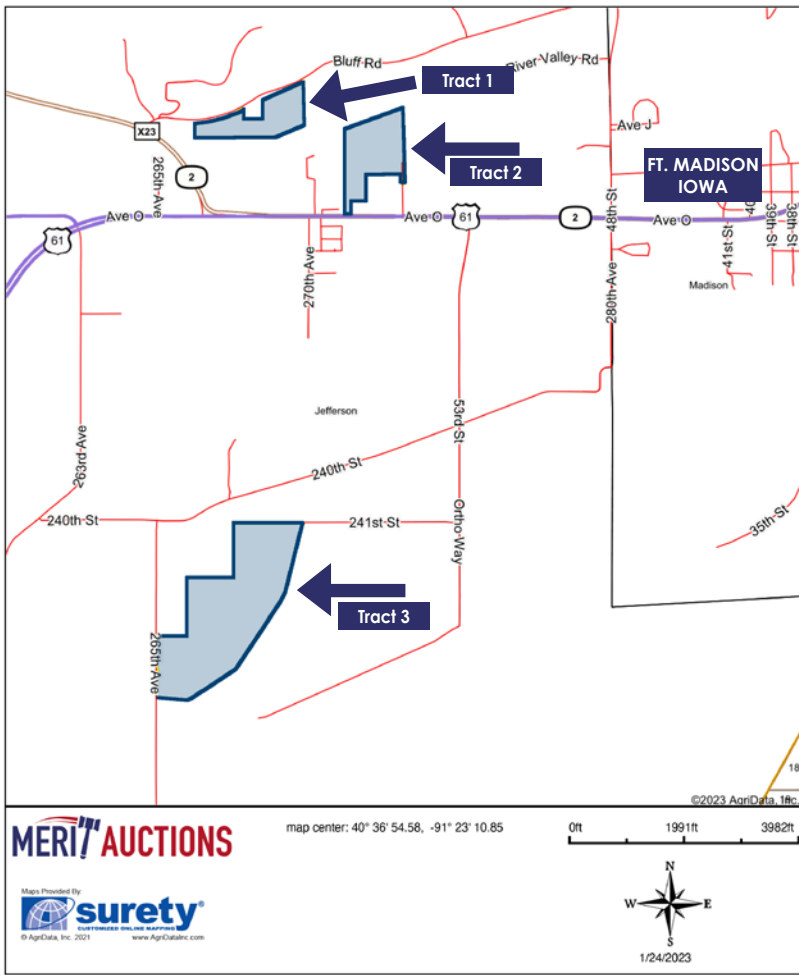
"Specializing in Farm Real Estate & Ag Equipment"

4502 Avenue O | Ft. Madison, IA 52627

Ph: 319.405.0031 | Toll Free 833.273.9300

WWW.MERITAUCTIONS.COM

Overview Map



LOCATION

The Hoenig Farms are located in Sections 1, 2 & 14, Jefferson Township, Lee County, Iowa, within close proximity of the city limits of Ft. Madison, Iowa.

Tract 1 is located on Bluff Rd. northwest edge of Ft. Madison, Iowa. Tract 2 is located at the west of Ft. Madison, Iowa north of Ave. O (U.S. Hwy. 61 Business).

To access Tract 3 go west in Ft. Madison, Iowa on Ave. O (U.S. Hwy. 61 Business) to 270th Ave. turn left or south and proceed 1¼ miles to 240th St. Turn right or west and go 1 mile to 265th Ave. Turn right or south and proceed ¾ mile to the parcel.

TRACT INFORMATION

TRACT 1 • 19.41 SURVEYED ACRES±

- FSA information should indicate 17.00 acres of tillable crop land. The balance of the parcel is in a wooded area in the western portion.
- Productive Richwood, Festina & Koszta soils.
- CSR2 is 82.2!
- This tract has unlimited possibilities and has high traffic exposure on U.S. Hwy. 61.
- Access is on the north by Bluff Rd.

TRACT 2 • 28 ACRES± (Subject to survey)

- FSA information should indicate 27.79 acres of tillable crop land. The balance of the parcel is in a wooded draw in the western portion.
- Richwood, Koszta & Dickinson soils.
- CSR2 is 77.5.
- This tract has unlimited development/ business potential and has high traffic exposure on U.S. Hwy. 61. The tract is conveniently in close proximity to a major automobile dealership and a large medical facility.
- Access is on the south by Ave. O (U.S Hwy. 61)

TRACT 3 • 91.50 DEEDED ACRES±

- FSA information should indicate 81.14 acres of tillable cropland including 5.89 acres in CRP with a payment of \$214.21 per acre expiring 2030. The balance of the tract is in wooded draws.
- Soils include Cantril, Dickinson & Sparta.
- CSR2 is 51.9.
- Access is on the west by 265th Ave.



METHOD

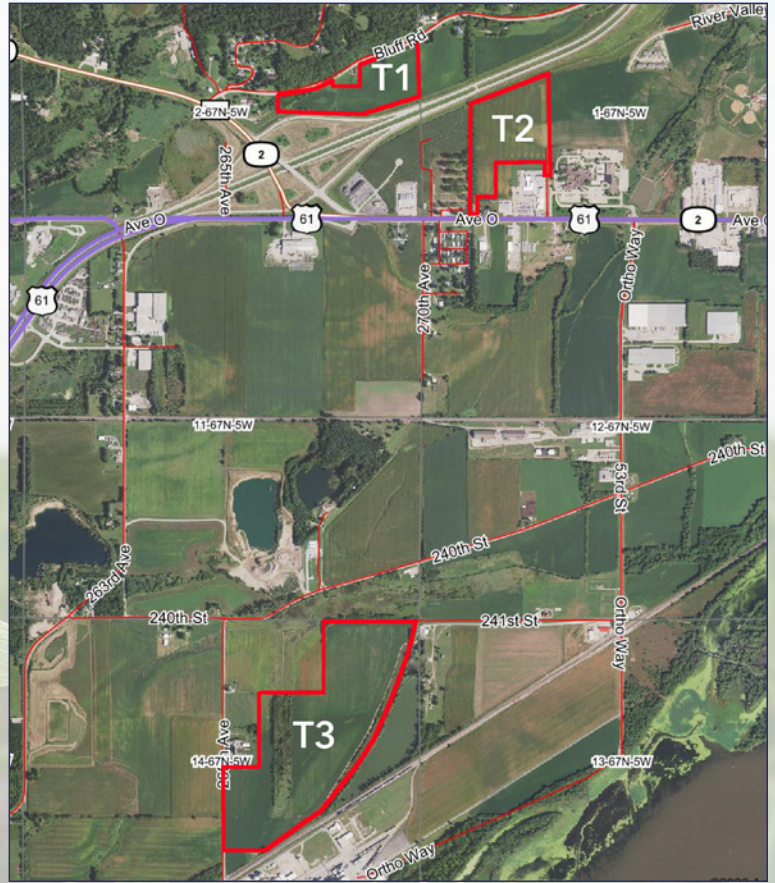
The Hoening Farms will be sold in 3 individual tracts. All tracts will be sold on a price per acre basis through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all tracts for their high bid. Buyer's Choice auctioning will continue until all 3 tracts have been sold. The farms 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 Monday, April 17, 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. All tracts sell with full farming rights for the 2023 crop year.

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.



100 years of combined auction & real estate experience!



JIM HUFF
Auctioneer / RE Broker



JOHN PROBASCO
Auctioneer / RE Broker



ZACH HINER
Auctioneer / RE Broker

MERIT AUCTIONS

Merit Auctions is headquartered in Fort Madison, Iowa, as well as a location in Urbana, Indiana. The auction and real estate brokerage company focuses on equipment and farmland in the Midwest and beyond. The team is no stranger to the auction landscape, with over 100 combined years of experience among the accomplished team which includes Jim Huff, Zach Hiner and John Probasco, among others.

We offer our customers a top-tier auction experience specializing in virtual online & live real estate auctions as well as timed online and live farm equipment auctions.



NO-RESERVE FARM EQUIPMENT AUCTION

THURSDAY, MARCH 16, 2023 AT 10:00 A.M. ^{CST}

Sale Location: 1717 48th Street., Ft. Madison, IA 52627

PLEASE READ CAREFULLY 2 SEPARATE DAYS 2 SEPARATE AUCTION FORMATS

LIVE ONSITE WITH ONLINE BIDDING



NO SMALL ITEMS, PLEASE BE ON TIME!

HOENIG FAMILY FARMS

Warren Hoenig Estate & Rebecca Hoenig • Roger & Laura Hoenig

EQUIPMENT AUCTION REPRESENTATIVES:

Jim Huff (319) 931-9292 & Joey Croy (217) 617-0109

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"Specializing in Farm Real Estate & Ag Equipment"

TRACTORS

- **2005 John Deere 8220 MFWD tractor**, PS trans., 4 hyd. outlets, quick hitch, front & rear weights, buddy seat, 480/80R46 rear tires & duals, 420/90R30 front tires, 5,657 hours, SN RW8220P033095
- **1998 John Deere 7810 2wd tractor**, PowrQuad trans., 3 hyd. outlets, 540/ 1000 PTO, front & rear weights, 480/80R42 rear tires & duals., 11.00-16 front tires, showing 3,015 hours, SN RW7810H011630
- **2003 John Deere 5520 MFWD tractor**, open station w/ ROPS, syn-cro shuttle trans., 2 hyd. outlets, 540 PTO, 18.4-28 rear tires, 12.4-24 front tires, hours unknown, SN LV5520S352199
- **1995 John Deere 5300 MFWD tractor**, open station w/ ROPS, 3 hyd. outlets, 540 PTO, front weights, 14-28 rear tires, 9.5-24 front tires, showing 1,483 hours, SN LV5300E433160
- **1982 John Deere 4640 2wd tractor**, Q.R. trans., 2 hyd. outlets, 1000 PTO, 460/85R42 rear tires, 11.00-16 front tires, showing 8,962 hours, SN 4640H026630RW
- **1980 John Deere 4640 2wd tractor**, Q.R. trans., 3 hyd. outlets, 1000 PTO, front & rear weights, 20.8-38 rear tires & duals, 11.00-16 front tires, showing 9,372 hours, SN 4640M019130R
- **1978 John Deere 4640 2wd tractor**, Q.R. trans., 2 hyd. outlets, 1000 PTO, quick hitch, 18.4-38 rear tires, 11.00-16 front tires, showing 9,390 hours, SN 4640H005399R
- **Kubota M108X MFWD tractor**, cab, partial P.S. trans., 2 hyd. outlets, 540/ 1000 PTO, 18.4-34 rear tires, 13.6-24 front tires, sells w/ Kubota LA1301S loader, 84in. material bucket, joystick control, showing 3,370 hours

SKID LOADER & BACKHOE

- **2012 Case SR250 skid loader**, hand controls, 2 sp. trans., ride control, front hyd. outlets, 72in. material bucket, 12 x 16.5 tires, hours unknown, SN JAFSR250LCM442587
- **Case 580 Super K 2wd backhoe**, cab, 4 lever control, extend-a-hoe, outriggers, 80in. material bucket, 24in. & 34in. hoe buckets, 19.5-24 rear tires, 11.00-16 front tires, showing 3,782 hours, SN JJG0182417
- **Bradco 48in. pallet forks**, skid loader mount
- **62in. material bucket**, skid loader mount
- **Shop built bale forks**, skid loader mount

COMBINE & HEADS

- **2001 Case IH 2366 4wd combine**, Field Tracker feeder house, rock trap, spreader, 30.5-32 drive tires, 19.6-26 steer tires, 6,008 eng./ 3,957 sep. hours, SN JJCO254679
- **2003 Case IH 2206 6 row 30in. corn head**, knife rolls, hyd. deck plates, SN HAJ0018171
- **1995 International Harvester 1020 20in. platform**, hyd. fore & aft, SN JJCO215470
- **Unverferth HT25 25ft. head trailer**, SN A52640376

PLANTING & TILLAGE EQUIPMENT

- **John Deere 7000 12 row 30in. planter**, corn meters, Kelderman markers, 2-pt. hitch
- **John Deere 7000 6 row 30in. planter**, no-till, SN 1212240
- **John Deere 450 13ft. drill**, double disk openers, 7.5in. spacings, grass seed, 7.50-20 tires, SN N00450X009817
- **Friesen 110 seed tender**, shop built bumper hitch trailer, tandem axle, brush auger, Honda 5.5 hp engine, SN 10906
- **John Deere 726 24ft. soil finisher**, tandem tires on main frame & wings, 5 bar spike tooth harrow, SN N00727X002495
- **John Deere 330 24ft. disc**, tandem tires on main frame, 9in. spacings, 18in. front & 24in. rear blades, SN 014106
- **International Harvester 496 24ft. disc**, tandem tires on main frame, 7in. spacings, SN 0470000U0463S12
- **International Harvester 490 24ft. disc**, 7in. spacings, SN 0470000U025543
- **Glencoe 12ft. 9 shank Soil Saver disc chisel**

HAY & FORAGE EQUIPMENT

- **John Deere 5830 2wd self-propelled forage harvester**, hydro trans., 23.1R26 front tires, 16.5L-16.1 rear tires, showing 4,300 hours, SN E0RBMDX751133
- **John Deere 4 row 30in. corn head**, SN E000RCX801449
- **Maize Corp. 9ft. hay head**, SN 9SPU-115
- **H&S 7+4 16ft. forage wagon on Knowles tandem axle gear**, 540 PTO, SN 982238
- **H&S 7+4 16ft. forage wagon on Knowles tandem axle gear**, 540 PTO, SN 981983
- **H&S 7+4 16ft. forage wagon on Knowles tandem axle gear**, 540 PTO, SN 981846
- **H&S 7+4 16ft. forage wagon on H&S tandem axle gear**, 540 PTO, SN 293364
- **John Deere 338 square baler**, wire tie, 540 PTO, sells w/ JD 42 bale kicker, SN E00338X986528
- **John Deere 3430 16ft. windrower**, 430 diesel engine, hydro trans., 18.4-16.1 drive tires, 7.50-16 steer tires, sells w/ JD 300A 16ft. platform, showing 2,639 hours, SN E03430X851572
- **John Deere 1460 9ft. disc moco**, rubber press rolls, 540 PTO, straight hitch, SN CEGBMAA023126
- **John Deere 830 9ft. disc moco**, impellor, 1000 PTO, straight hitch, SN E00830T342179
- **Hay Express 7 bale inline hay trailer**, gooseneck hitch, tandem axle, 16in. tires
- **Vermeer 605XL Accu-Bale Plus baler**, twine & net wrap, 540 PTO, 31 x 13.5 tires, 12,816 bales SN 1VRV141M841002400
- **Vermeer VR102 10-wheel hay rake**, center kicker wheel, SN AVRA201BOE1009717
- **Vermeer PD200 4 basket hay tedder**, 540 PTO, SN 1VRB0815493003111
- **John Deere 702 10-wheel hay rake**, center kicker wheel, needs repair
- **John Deere HX15 15ft. batwing mower**, front & rear chains, (6) laminate tires, 540 PTO, SN WOHX15E004806
- **NDE 1552 vertical mixer**, R.H. discharge, 1000 PTO, Avery-Weigh Tronix 640XL scale display
- **Gehl 1580 Vortex silage blower**, 540 PTO, SN 11311
- **John Deere 963 gear w/ 17ft. wooded kicker wagon**, rough
- **Gehl H.D. gear**, 15in. tires
- **8 ft. x 18ft. hayrack on gear**, 15in. tires
- **Servis 8ft. 3-pt. blade**

FARM EQUIPMENT

- **Kuhn Knight 8124 manure spreader**, Slinger, 1000 PTO, SN F0697
- **H&S 430W H.D. manure spreader**, tandem axle, rear gate, poly floor, 540 PTO, 22.5 tires, SN 117145
- **H&S 430 manure spreader**, tandem axle, rear gate, poly floor, 540 PTO, 22.5 tires, SN 909215
- **Balzer 2600 Magnum liquid manure spreader**, 1000 PTO, 21.5-16 tires, SN 4099H
- **Brent 620 grain cart 13in. auger**, 1000 PTO, lights, 24.5-32 tires, SN 1320120130
- **Killbros 385 gravity wagon on Killbros 1072 gear**, SN D43950240
- **450 bu. gravity wagon on HD gear**, double doors, 16.1-16.5 tires
- **Mayrath 8in. x 72ft. swing away auger**, hyd. lift, 540 PTO, SN 914501
- **Mayrath 10-36 10in. x 36ft. auger**, 540 PTO, SN 963045
- **Mayrath 8in. x 30ft. auger**, 540 PTO
- **Bushhog 176 10ft. 3-pt. blade**, manual adj., SN 1202017
- **Danuser 3-pt. post hole digger**, 12in. & 18in. augers, 16in. auger ext. 540 PTO
- **1,000 gal. fuel tank w/ Gasboy pump**
- **Quantity of other useable farm equipment & support items.**

TRUCKS & TRAILERS

- **1974 Ford 750 grain truck**, gas engine, 5-2 spd. trans., 22.5 tires, sells w/ 15ft. steel grain bed, showing 69,822 miles, VIN N76FVU69174
- **1973 Ford 700 grain truck**, gas engine, manual trans., 22.5 tires, sells w/ 14ft. steel grain bed, showing 11,419 miles, VIN N70EVS86442
- **1989 Ford F350 2wd pickup**, dual rear wheels, 5.8L gas engine, 5 spd. trans., 16in. tires, sells w/ 8ft. contractors bed, showing 39,164 miles, VIN 1FDKF37HXKNB45360, has not run in awhile
- **2000 Titan 7ft. x 24ft. livestock trailer**, gooseneck hitch, (2) center divide gates, 235/85R16 tires, VIN 4TGG24206Y1016336
- **2005 Mustang 80in. x 16ft. flatbed trailer**, bumper hitch, tandem axle, 2-fold down ramps, 235/85R16 tires, VIN 1C9PF16245S843006
- **Shop built 8ft. x 28ft. flatbed trailer**, gooseneck hitch, tandem axle, 4ft. beaver tail, 16in. tires
- **1,000 gal. steel tender trailer**, bumper hitch, tandem axle

AUCTIONEERS NOTE

After generations of being in the dairy and farming business the Hoenig family has decided to slow down and therefore will sell all of their farm equipment. **PLEASE BE ON TIME, AS THERE ARE NO SMALL ITEMS, WE WILL BE ON MAJOR EQUIPMENT IMMEDIATELY.** This will be a **LIVE** onsite auction with online bidding with **NO** buyer's premiums or reserves. Loader & operator will be available sale day to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.

EQUIPMENT AUCTION REPRESENTATIVES:

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Iowa Cattlemen's Association

The Lee County Cattlemen's Association will be serving lunch. Please come and support a great agricultural group.



**ADDITIONAL INFORMATION & PHOTOS AVAILABLE ONLINE!
WWW.MERITAUCTIONS.COM**

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4502 AVENUE O • PO BOX 509
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HOENIG FAMILY FARMS

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Roger & Laura Hoenig

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