

LEE COUNTY, IOWA LAND AUCTION

**VIRTUAL
ONLINE**

**330
ACRES±**
(Subject to Survey)
5 TRACTS

Elsie B. Tweedy Trust



Linda Mullen | Trust Officer
Connection Bank
2119 Main Street | Keokuk, IA 52632
(319) 524-2944

Representing Attorney:
Laura M. Krehbiel | Krehbiel Law Office, PLC
712 Orchard Street | Donnellson, IA 52625
(319) 569-0498

Open HOUSE

TUESDAY, JUNE 27, 2023 • 4-5 PM

PHYSICAL ADDRESS:
2582 320TH ST. • MONTROSE, IA 52639

MONDAY, JULY 10, 2023 • 10:00 A.M.

AUCTION REPRESENTATIVES



JIM HUFF
(319) 931-9292



JOHN PROBASCO
(641) 856-7355

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LOCATION

The Tweedy Farm is located in Sections 22, 23, 26 & 27, Montrose Township, Lee County, Iowa, 9 miles north of Keokuk, IA or 40 miles southeast of Mt. Pleasant, IA. From Keokuk, IA go north 7 miles on U.S. Hwy. 218 to 320th St. Turn right or east and proceed 1½ miles to the farm.

PHYSICAL ADDRESS:
2582 320TH STREET
MONTROSE, IA 52639



METHOD

The Tweedy farm will be sold in 5 individual tracts based on a survey that is currently in progress. Tract 1 will be sold first for a lump sum total dollar amount. Tracts 2-5 will be sold next 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 4 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 the sale with the balance due in approximately 45 days, on or before Thursday, August 24, 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 on all tracts. Tract 1 is serviced by a private septic system and is subject to the Iowa Septic System Law, this property is in a trust, therefore it is exempt from any testing or upgrades, any future testing or upgrades will be at the buyer's expense. 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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TRACT INFORMATION

TRACT 1 • COUNTRY HOME & 15 ACRES± (SUBJECT TO SURVEY)

- This tract is improved with a nice brick ranch style home that offers 3 bedrooms, 1½ baths and 1,260 sq. ft. of living area. The dwelling includes a full basement with plenty of storage area as well as central air. The tract also features a recently built 24ft. x 32ft. 2 car garage, a 31ft. x 37ft. Quonset style building that has a concrete floor & heat, a 30ft. x 90ft. Quonset style storage building, over 25,000 bu. of grain storage and several very usable buildings.
- There is a nearly 3 acre stocked pond located on this tract.
- Rathbun Rural Water supplies the water source.
- FSA information indicates approximately 3 acres of tillable cropland that is currently in CRP (CP38-25) with a payment of \$121.57 per acre expiring in 2030.
- If you are looking for a well-cared for property located in the Tri-State area we urge you to take a look at this one, it is a must see property!
- Access is on the north by 320th St.

TRACT 2 • 169± ACRES (SUBJECT TO SURVEY)

- FSA information indicates 123.69 acres of tillable cropland. 100% of the cropland acres are in CRP, including 89.01 acres in CRP (CP38-E-25) with a payment of \$121.57 expiring in 2030, 34.27 acres in CRP (CP25) with a payment of \$168.90 per acre expiring in 2026 and .41 acres in CRP (CP21) with a payment of \$272.40 per acre expiring in 2026. The balance of the tract is in a creek bed and wooded draws offering attractive hunting recreational acreage. There are 3 ponds located on the tract.
- Nodaway-Cantril, Clinton & Lindley soils.
- CSR2 is 43.
- Access is on the north by 320th St. via a driveway that will require construction. Said driveway has been approved by the Lee County Engineers Office and subject to their specifications. All construction cost will be the responsibility of the buyer.

TRACT 3 • 96± ACRES (SUBJECT TO SURVEY)

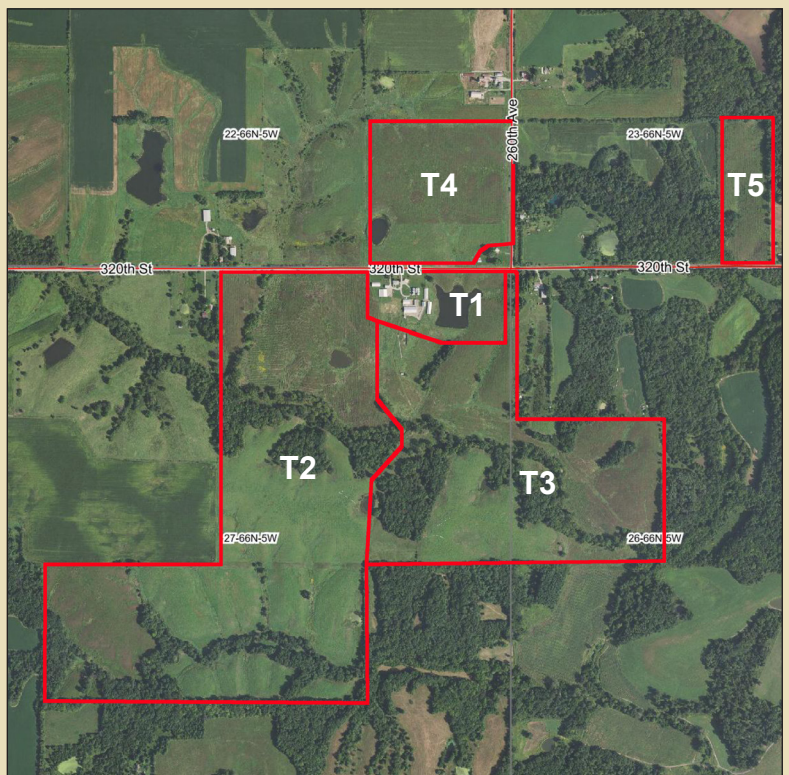
- FSA information indicates approximately 59.17 acres of tillable cropland, including 54.01 acres in CRP (CP38E-25) with a payment rate of \$121.57 per acre expiring in 2030. The balance of the tract is in a creek bed & hardwood timber draws offering desirable hunting & recreational acreage.
- Clinton, Nodaway & Keswick soils.
- CSR2 is 42.
- Access is on the north by 320th St. via a driveway that will require construction. Said driveway has been approved by the Lee County Engineers Office and subject to their specifications. All construction cost will be the responsibility of the buyer.

TRACT 4 • 36± ACRES (SUBJECT TO SURVEY)

- FSA information indicates 34.33 acres of tillable cropland, that is currently in CRP (CP38E-25) with a payment of \$121.57 per acre expiring in 2030. The balance of the tract offers a nice pond.
- Givin, Clinton & Pershing soils.
- CSR2 is 69.6.
- Access is on the south by 320th St. & on the east by 260th Ave.

TRACT 5 • 14± ACRES (SUBJECT TO SURVEY)

- FSA information indicates 12.02 acres of tillable cropland, that is currently in CRP (CP38E-25) with a payment of \$121.57 per acre expiring in 2030. The balance of the tract is in a wooded area in the southwest portion.
- Fayette-Exette & Lindley soils.
- CSR2 is 51.6.
- Access is on the south by 320th St.



SOIL MAPS AVAILABLE ONLINE
www.MeritAuctions.com

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VIRTUAL ONLINE Elsie B. Tweedy Trust

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ONLINE BIDDING PROVIDED BY: **proxibid.**

