

HENRY COUNTY IOWA LAND AUCTION

VIRTUAL ONLINE

**228.09
TAXABLE ACRES
1 TRACT**

**WEDNESDAY,
SEPTEMBER 6, 2023
@ 10:00 AM**

**MARILYN K.
REICHMAN TRUST
& ROBERT J.
REICHMAN TRUST**

REPRESENTING ATTORNEY:

Mike Vance | Vance Law Offices | 101 N. Jefferson Street | PO Box 469 | Mt. Pleasant, IA 52641 | (319) 385-3736



JIM HUFF



JOHN PROBASCO

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

AUCTION REPRESENTATIVES:

Jim Huff (319) 931-9292 & John Probasco (641) 856-7355

Toll Free 833.273.9300 | Lic. #444.000611

www.MeritAuctions.com

ONLINE BIDDING
PROVIDED BY:

proxibid.

LOCATION

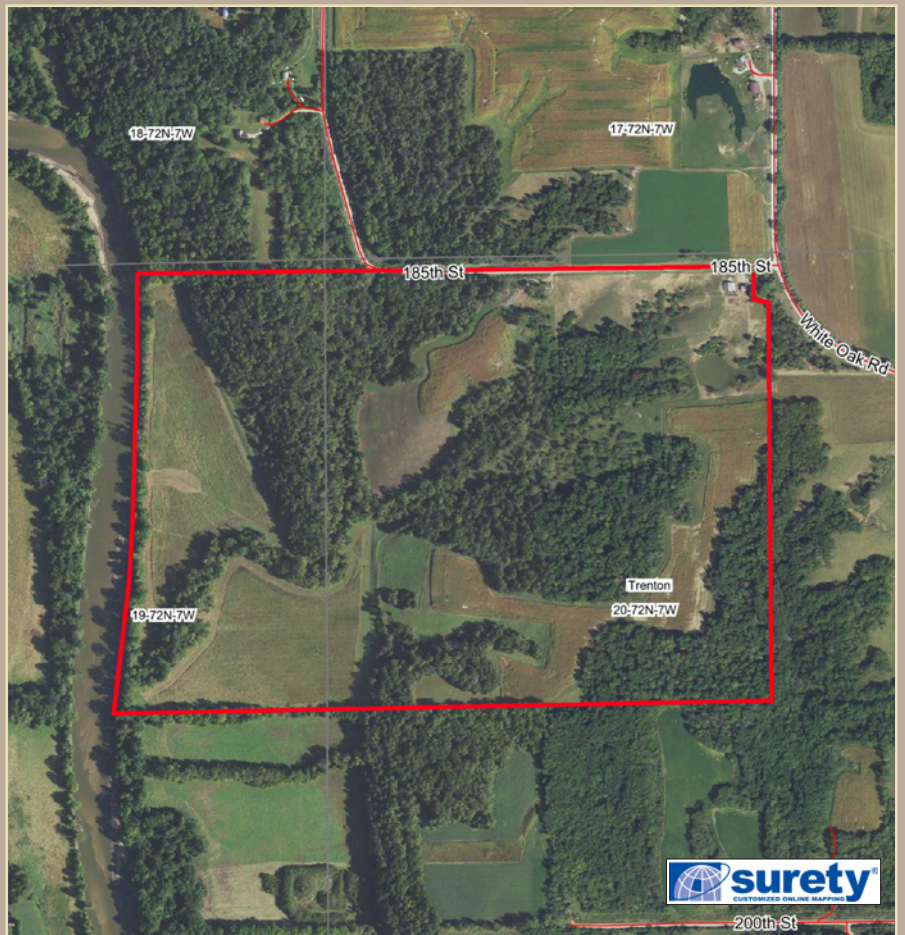
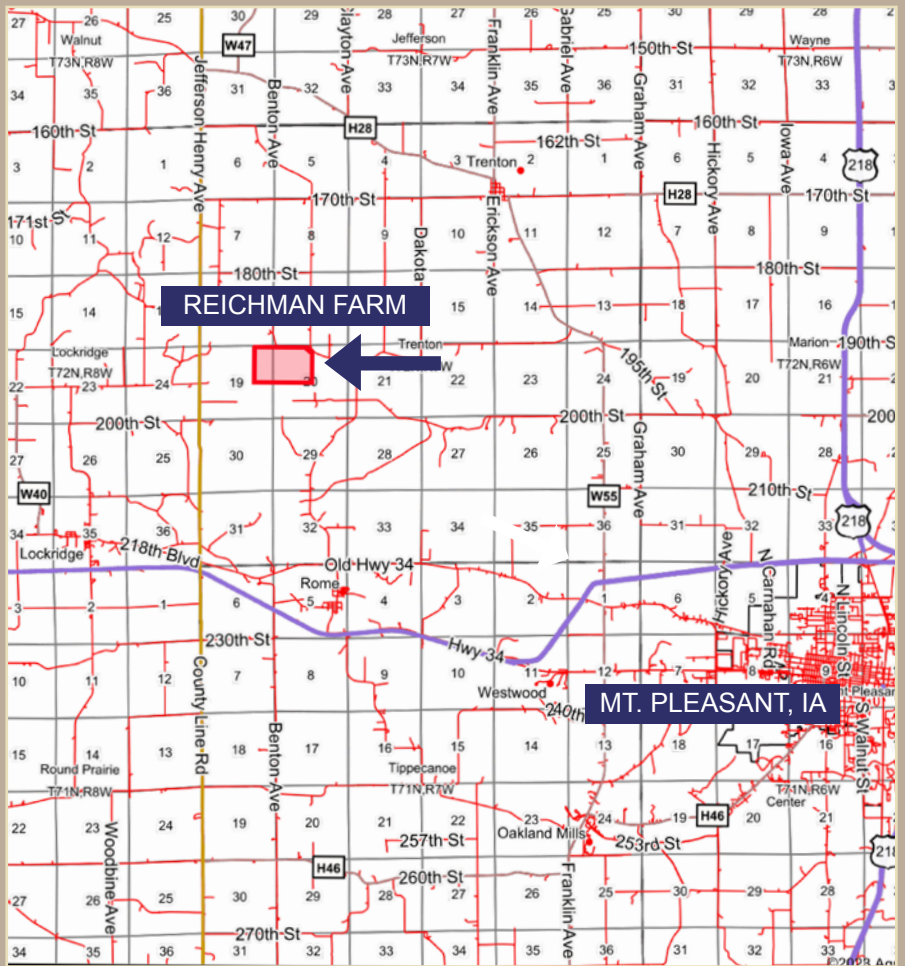
The Reichman Farm is located in Section 20, T72N•R7W, Trenton Township, Henry County, Iowa 3 miles southwest of Trenton, IA or 8 miles northwest of Mt. Pleasant, IA.

From Rome, Iowa go north to old Hwy 34 proceed a short distance to White Oak rd. Go north 2 ¼ miles to 285th St. turn left or west and proceed a short distance to the farm.

TRACT INFORMATION

228.09 TAXABLE ACRES

- ◆ FSA information indicates 92.97 acres of tillable cropland. Including 14.09 acres in CRP (CP21) with a payment of \$297.85 per acre expiring in 2037 & 31.7 acres in CRP (CP23) with a payment of \$259.50 per acre expiring in 2026. The balance of the tillable crop land is in row crop production.
- ◆ Chelsea-Fayette-Lamont, Fayette & Richwood soils.
- ◆ CSR is 52.7. (66.2 on tillable acres)
- ◆ The balance of the tract offers outstanding hunting & recreational acreage with large hardwood timber areas offering great cover for all species of wildlife. This parcel features Skunk River access on the western portion. There is a nice pond on the parcel as well.
- ◆ Access is on the north by 185th St.



**BIDDING INFORMATION &
VIRTUAL AERIAL VIDEO
AVAILABLE ONLINE!**

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200th St

METHOD

The Reichman Farm will be sold on a price per acre basis, based on 228.09 taxable acres and the advertised acres found in this brochure. Bidding is NOT contingent upon financing, an appraisal or inspection.

TERMS

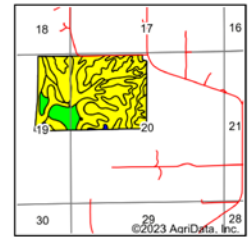
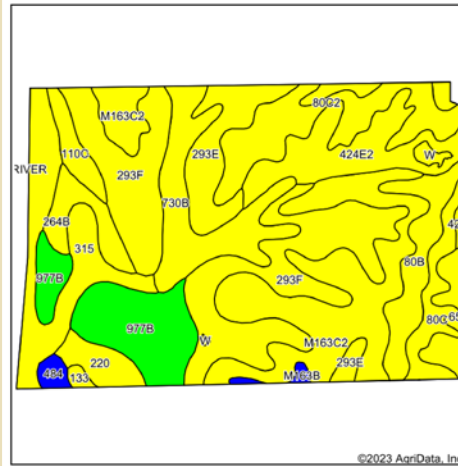
Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 60 days, on or before Friday, November 3, 2023 upon delivery of a merchantable abstract and deed.

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. Possession will be given at the time of closing subject to a lease with the tenant. Tract sells free and clear for the 2024 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.

**TO BID,
VISIT OUR WEBSITE:**

www.MeritAuctions.com



State: **Iowa**
County: **Henry**
Location: **20-72N-7W**
Township: **Trenton**



Soils data provided by USDA and NRCS.

Area Symbol: IAD87, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	'1 Corn Bu	'1 Soybeans Bu	CSR2**	'n NCCPI Corn	'n NCCPI Soybeans
293F	Chelsea-Fayette-Lamont complex, 16 to 25 percent slopes	44.50	19.2%		Vle	80.0	23.2	11	41	31
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	38.40	16.6%		Ile	0.0	0.0	76	82	69
977B	Richwood silt loam, 2 to 5 percent slopes	19.42	8.4%		Ile	232.0	67.3	95	93	85
315	Klum-Perka-Nodaway complex, 1 to 3 percent slopes	19.03	8.2%		Ils	160.0	46.4	38	46	37
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	17.77	7.7%		Ile	169.6	49.2	69	74	61
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	17.68	7.6%		Ilw	209.6	60.8	80	70	65
424E2	Lindley-Keswick loams, 14 to 18 percent slopes, moderately eroded	16.18	7.0%		Vle	108.8	31.6	24	58	45
80B	Clinton silt loam, 2 to 5 percent slopes	13.27	5.7%		Ile	208.0	60.3	80	82	73
293E	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	12.60	5.4%		Ive	80.0	23.2	22	54	45
80C	Clinton silt loam, 5 to 9 percent slopes	7.15	3.1%		Ile	192.0	55.7	72	79	70
264B	Ainsworth silt loam, 2 to 5 percent slopes	6.14	2.6%		Ile	80.0	23.2	68	86	79
65F	Lindley loam, 18 to 25 percent slopes	5.83	2.5%		Vlle	115.2	33.4	17	58	48
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.74	2.0%		Ilw	211.2	61.2	77	85	86
110C	Lamont fine sandy loam, 5 to 9 percent slopes	4.03	1.7%		Ile	80.0	23.2	47	67	50
484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	1.53	0.7%		Ilw	219.2	63.6	86	88	93
W	Water	1.03	0.4%			0.0	0.0	0		
424E	Lindley-Keswick loams, 14 to 18 percent slopes	0.86	0.4%		Vle	113.6	32.9	24	64	53
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0.78	0.3%		Ile	0.0	0.0	84	88	78
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.77	0.3%		Ilw	204.8	59.4	78	77	75
Weighted Average						~	120	34.8	52.7	*n 66.2



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FT. MADISON, IA 52627



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