

# LOUISA COUNTY, IOWA LAND AUCTION

VIRTUAL ONLINE

MONDAY, DECEMBER 4, 2023 @ 11:00 A.M. CST

*Farm offered  
in 1 tract* **116.21±**  
TAXABLE ACRES

## FERN MENDENHALL ESTATE

REPRESENTING ATTORNEY: ROGER A. HUDDLE | WEAVER & HUDDLE  
327 N. 2ND STREET | WAPELLO, IA 52653 | (319) 523-4221



AUCTION REP:  
RUSSELL LAMP  
(319) 212-0774



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ONLINE BIDDING  
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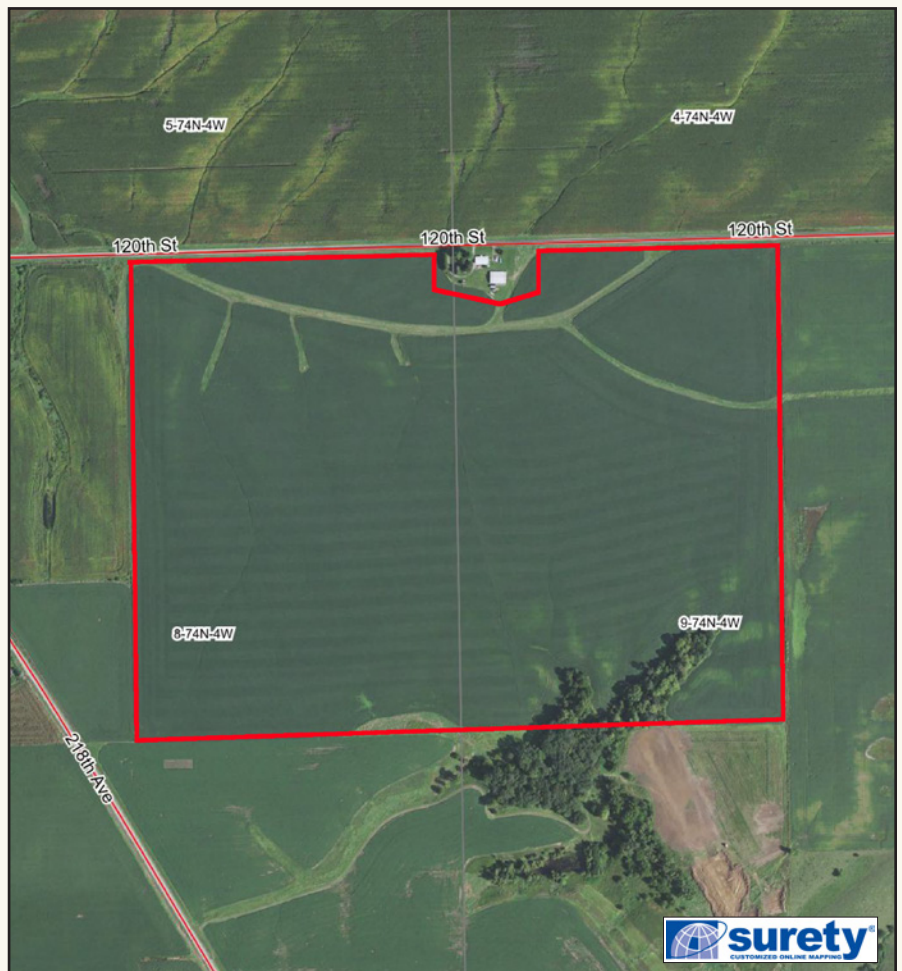
## LOCATION

Land is located in Sections 8 & 9, Columbus Township, Louisa County, IA approximately 4 miles southeast of Columbus Junction or 8 miles northwest of Wapello, IA. In the small town of Columbus City, IA go southeast on Co. Rd. X37 3½ miles to 120th St. Turn right or west and proceed ½ mile to the farm.

## TRACT INFORMATION

### 116.21± TAXABLE ACRES

- FSA information indicates 112.47 acres of tillable cropland, the balance of the tract is in waterways and a small wooded area in the southeast portion.
- Productive Givin, Ladoga & Hedrick soils.
- CSR2 is 78.6.
- This tract is improved with over 110,000ft. of pattern tiling that has been installed in recent years.
- Access is on the north by 120th St.



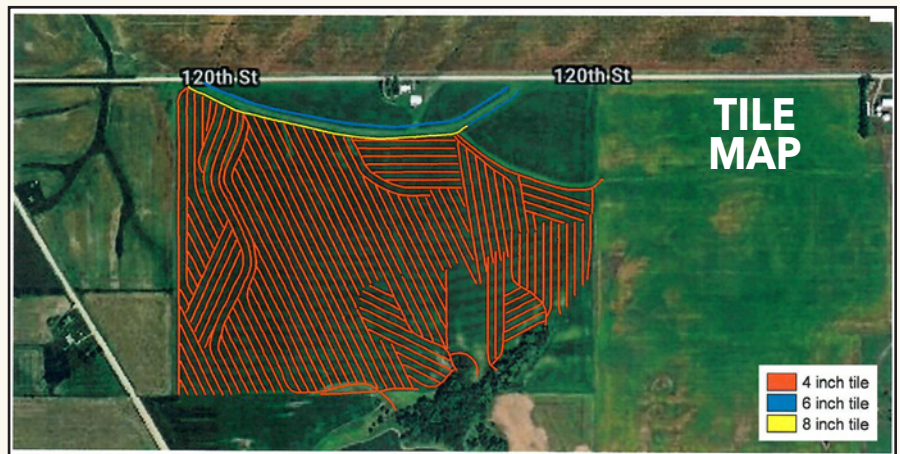
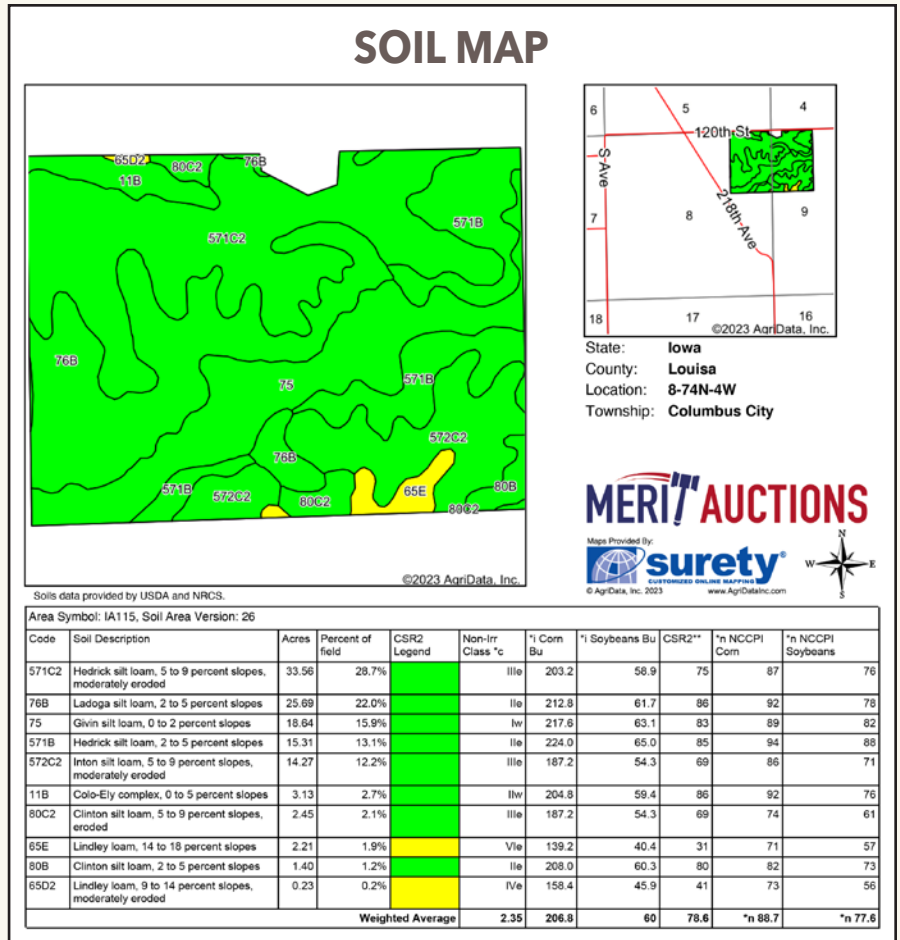
## METHOD

The Mendenhall farm will be sold on a price per acre basis, based on 116.21± 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 30 days, on or before Thursday, January 4, 2024 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 subject to the 2023 crop lease. Farm sells free & clear for crop year 2024. 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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AUCTION**

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▶ **116.21± TAXABLE  
ACRES • 1 TRACT**

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