

# BUTLER COUNTY, IOWA

# LAND AUCTION

THURSDAY, FEBRUARY 22, 2024 @ 10:00 AM CST

LIVE ONSITE AUCTION WITH ONLINE BIDDING

Representing Attorney: Patrick Vickers  
Vickers Law Office  
118 First Street South, P.O. Box 499  
Greene, IA 50636  
(641) 823-4192

Auction Location:  
Greene Community Center | 202 W. South St. | Greene, IA 50636

ONLINE BIDDING PROVIDED BY: [proxibid](#)

MAVIS JANE LUEBBERS ESTATE &  
BERTON PAUL LUEBBERS TESTAMENTARY TRUST  
SHELLY J. BROWN, EXECUTOR & TRUSTEE

*173.24 ± Taxable Acres • 3 Tracts*



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## LOCATION

The Luebbers Farm is located in Sections 29 & 31, Bennezzette Township, Butler County, IA near the small town of Aredale, IA (15 miles southwest of Greene, IA or 17 miles northeast of Hampton, IA). To view Tract 1 go  $\frac{3}{4}$  of a mile north of Aredale, IA on Co. Rd. T16 (Birch Ave). Tracts 2 & 3 are on the south side of Aredale, IA.

## METHOD

The Luebbers farm will be sold in 3 individual tracts based on taxable and the advertised acres. Tracts 1-3 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 3 tracts for their high bid. Buyer's Choice auctioning will continue until all 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 30 days, on or before Friday, March 22, 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, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. 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.







## TRACT INFORMATION

### Tract 1 • 112.17 +/- Taxable Acres

- FSA information indicates approximately 109.45 acres of tillable cropland. There is 77.38 acres currently in row crop production with the balance of the of the tillable cropland is in income producing CRP. There is 16.78 acres in CRP (CP38E-25) with a payment of \$284.47 per acre, expiring in 2026, 12.80 acres in CRP (CP21) with a payment of \$264.24 per acre, expiring in 2026 and 2.49 acre in CRP (CP8A) with a payment of \$402.00 per acre, expiring in 2026. The remainder of the tract is in a waterway.
- Productive Maxfield, Floyd & Clyde soils.
- CSR2 is 77.7
- Access is on the west by Co. Rd. T16 (Birch Ave.)

### Tract 2 • 37.24 +/- Taxable Acres

- FSA information indicates approximately 33.65 acres of tillable cropland currently in income producing CRP. There is 24.47 acres in CRP (CP22) with a payment of \$79.20 per acre, expiring in 2025 and 9.18 acres in CRP (CP38E-25) with a payment of \$297.17 per acre expiring in 2026. The balance of the tract is in wooded areas and a pond.
- Coland, Waukee & Lawler soils.
- CSR2 is 63.1
- This small tract offers potential building sites and attractive recreational acreage.
- Access is on the north by W. Arlington St.



### Tract 3 • 23.83 +/- Taxable Acres

- FSA information indicates approximately 23.10 acres of tillable cropland. The balance of the tract is a small building site and a wooded area in the southwest portion.
- Kenyon, Coland & Marshan soils.
- CSR2 is 60.6
- This parcel includes a 9,000 +/- bu. grain bin and a 24' x 24' storage building.
- Access is on the west by S. Audubon St.

**ADDITIONAL PHOTOS &  
SOIL MAPS ONLINE AT  
[WWW.MERITAUCTIONS.COM](http://WWW.MERITAUCTIONS.COM)**



# **BUTLER COUNTY, IA LAND ACTION**

**MERIT AUCTIONS**

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Thursday, February 22, 2024  
@ 10:00 AM<sup>CST</sup>

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