

Louisa County, Iowa

LAND AUCTION

130± DEEDED ACRES



VIRTUAL ONLINE

TUESDAY, JUNE 25, 2024
@ 10:00 AM

Representing Attorney:

Craig Davis | Washington Law Office, LLP
211 West Washington Street
Washington, IA | (319) 653-5431

DAVID RICHARDSON

ONLINE BIDDING
PROVIDED BY: 



AUCTION REP:
JIM HUFF
(319) 931-9292



AUCTION REP:
RUSSELL LAMP
(319) 212-0774

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**ADDITIONAL PHOTOS, VIRTUAL AERIAL
TOUR & SOIL MAP AVAILABLE ONLINE!
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LOCATION

The Richardson Farm is located in Section 31, Elm Grove Township, Louisa County, IA approximately 2 miles south of the small town of Wyman, IA (Wyman, IA is located 13 miles southwest of Columbus Junction, IA or 18 miles northeast of Mt. Pleasant, IA). From Wyman, IA on Co. Rd. G62 (320th St.) go west a ½ mile to Louisa-Washington Rd. Turn right or south and proceed 1½ miles to the farm.

TRACT INFORMATION

- FSA information indicates approximately 128.08 acres of tillable cropland, that includes approximately 79.65 acres currently in row crop production. The balance of the tract is in improved pastureland that is suitable for row crop production and desirable recreational acreage.
- Productive Ladoga, Nodaway & Hedrick soils.
- CSR2 is 73.1 on the entire tract.
- The tract is improved with several terraces with tile inlets, a 30ft. well and an older set of outbuildings with cattle sorting areas.
- Access is on the West by Louisa-Washington Rd. and on the south by Louisa-Henry Ave.





AUCTIONEER'S NOTE

Make plans now to place your bids on this nice Louisa County, IA farm that offers productive tillable farmland with a CSR2 of 73.1 on the entire tract. The balance of the farm features improved pastureland that is suitable for row crop production and desirable recreational acreage. This is a Southeast Iowa Land Auction that you will not want to miss!

**MORE INFORMATION AT
WWW.MERITAUCTIONS.COM**

METHOD

The Richardson farm will be sold in one individual tract based on deeded acres and on a price per acre basis. 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 Tuesday, July 2, 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. Possession will be given at the time of closing, subject to a lease with a tenant for the 2024 crop year. Buyer will receive the final 1/3 of the cash rent. For questions, contact the Auction Representatives.

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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