

LEE COUNTY IOWA **VIRTUAL ONLINE**

Land Auction

THURSDAY, AUGUST 22, 2024 @ 2:00 PM

27.41
ACRES±

DENIS PEZLEY & DIXIE FETTE

REPRESENTING ATTORNEY: Gregory A. Johnson
516 7th Street | Ft. Madison, IA 52627 | (319) 372-2532



AUCTION MANAGER:
KAYCEE MCGREGOR
(319) 670-8532



"Specializing in Farm Real Estate & Ag Equipment"

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Ft. Madison, IA 52627
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*Auction to be conducted as a
virtual, online auction.
Please call auction company for
assistance.
(833) 273-9300*

ONLINE BIDDING
PROVIDED BY:



GENERAL INFORMATION

The farm is located in Section 3, Des Moines Township, Lee County, IA 2.5 miles Northeast of the small town of Argyle, IA. (Argyle is 8 miles south of Donnellson, IA.)

Make plans now to participate in this Lee County, IA Land Auction. This tract offers productive tillable farmland and highly attractive hunting and recreational acreage. If you're looking for a neat secluded tract we advise you to take a look!



BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

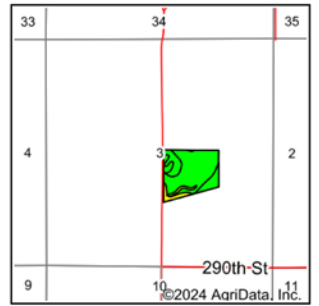
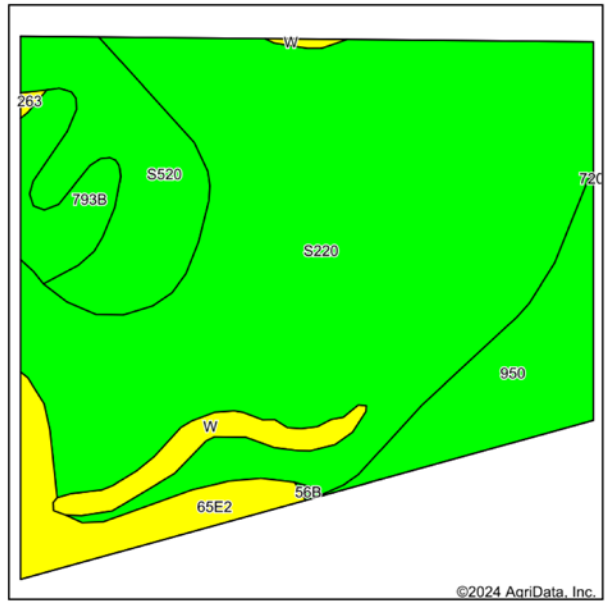
TRACT INFORMATION

- FSA information indicates approximately 18.55 acres of tillable cropland that is currently in row crop production.
- Productive Nodaway, Coppock & Niota Soils.
- CSR2 is 71.5.
- Access is on the west side of the property by 195th Ave.

PRODUCTIVE TILLABLE CROPLAND!

ATTRACTIVE HUNTING/ RECREATIONAL ACREAGE!

Soil Map



State: **Iowa**
 County: **Lee**
 Location: **3-66N-6W**
 Township: **Des Moines**



Soils data provided by USDA and NRCS.
 Area Symbol: IA111, Soil Area Version: 32

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
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	20.41	66.0%		llw	0.0	0.0	77	87	83
S520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	3.54	11.5%		llw	0.0	0.0	79	90	89
950	Niota silty clay loam, 0 to 2 percent slopes	2.93	9.5%		lllw	80.0	23.2	69	53	55
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.79	5.8%		Vle	134.4	39.0	29	66	53
793B	Bertrand silt loam, 2 to 5 percent slopes	1.25	4.0%		lle	214.4	62.2	84	89	80
W	Water	0.99	3.2%			0.0	0.0	0		
Weighted Average						24	7	71.5	*n 80.2	*n 76.5



METHOD

The farm will be sold in one individual tract based on taxable 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 Wednesday, September 25, 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 and sells free and clear for the 2025 farming season. For questions, contact the Auction Representative.

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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▶ **27.41± ACRES •
1 TRACT**

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IOWA
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MERIT AUCTIONS

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