

VIRTUAL ONLINE - CLINTON COUNTY IOWA LAND AUCTION

WEDNESDAY, SEPTEMBER 18, 2024 @ 10:00 A.M.

110±
ACRES

3 Tracts

SUBJECT TO
SURVEY



Open
House

TUESDAY, SEPTEMBER 3
10 AM - 12 PM

2585 130TH STREET | DELMAR, IA 52037

NORMA J. HENEKE ESTATE

RON HENEKE | RENEE BODENSCHATZ
ERICH HENEKE - CO-EXECUTORS

REPRESENTING ATTORNEY: Caleb A. Peterson
SCHOENTHALER, BARTELT, KAHLER & REICKS
123 N. Main Street | Maquoketa, IA 52060 | (563) 652-4963



JIM HUFF



JOHN PROBASCO

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AUCTION REPRESENTATIVES:

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



 *Open House*

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LOCATION

The Heneke Farm is located in Sections 22 & 23, Bloomfield Township, Clinton County, IA 1.5 miles southeast of Delmar, IA (Delmar, IA is located 30 miles north of Davenport, IA). From Delmar, IA go south 1 mile on Co. Rd. Y60 (250th Ave.) to 130th St. Turn left or east and go ¾ of a mile to Tracts 1-3. Continue on 133rd Ave. a ¼ of a mile to 260th Ave., turn right or south and proceed a ½ mile to Tract 2.

TRACT INFORMATION

TRACT 1 - 78± ACRES

(Subject to Survey)

- FSA information indicates 76.79 acres of tillable cropland currently in row crop production.
- Highly productive Tama, Muscatine & Colo soils.
- CSR2 is 93.2!
- Access is on the east by 260th Ave.

TRACT 2 - 30± ACRES

(Subject to Survey)

- FSA information indicates 28.44 acres of tillable cropland. There is 21.27 acres in row crop production and 7.17 acres that has recently been in CRP.
- Highly productive Tama & Colo soils.
- CSR2 is 88.9!
- There is a small amount of field drainage tile on this tract.
- Access is on the west by 260th Ave.

TRACT 3 - COUNTRY HOME & 2± ACRES

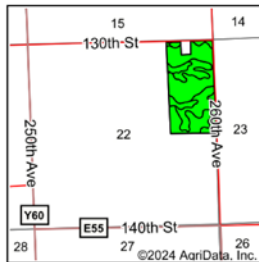
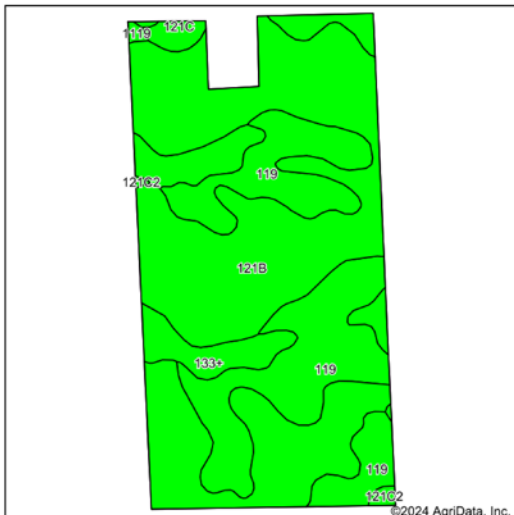
(Subject to Survey)

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- This tract is improved with large 2 story country home that offers 5 bedrooms, 1 bathroom and 1,680 sq. ft. of living area. The heat source is provided by GFA furnace and the water is provided by a well.
- Refrigerator, washer/dryer & LP tank is included with this tract.
- Other improvements includes a 24ft. x 48ft. storage building as well as several older structures.
- Access is on the north by 130th St.

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

SOIL MAP - TRACT 1



State: Iowa
 County: Clinton
 Location: 22-83N-3E
 Township: Bloomfield



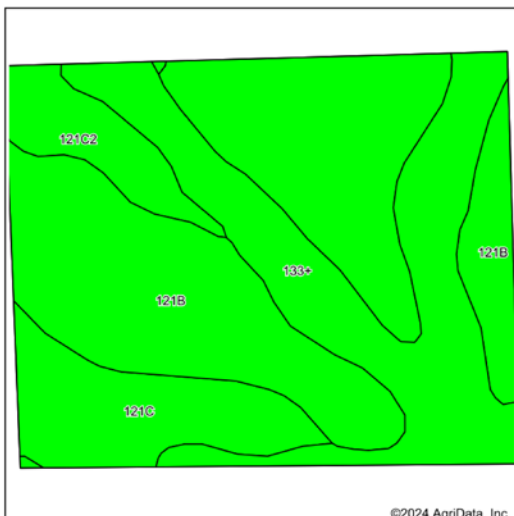
Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

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	
121B	Tama silt loam, driftless, 2 to 6 percent slopes	45.16	58.5%		lle	0.0	0.0	95	93	85	
119	Muscatine silt loam, 1 to 3 percent slopes	23.05	29.8%		le	240.0	69.6	94	90	81	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.14	7.9%		llw	204.8	59.4	78	80	82	
121C	Tama silt loam, driftless, 5 to 9 percent slopes	2.32	3.0%		llle	0.0	0.0	90	91	83	
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	0.40	0.5%		llle	0.0	0.0	87	86	74	
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	0.20	0.3%		lw	240.0	69.6	95	90	81	
Weighted Average						1.73	88.5	25.7	93.2	*n 91	*n 83.4

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SOIL MAP - TRACT 2



State: Iowa
 County: Clinton
 Location: 22-83N-3E
 Township: Bloomfield



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 29

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	
121B	Tama silt loam, driftless, 2 to 6 percent slopes	14.92	51.7%		lle	0.0	0.0	95	93	85	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	8.29	28.7%		llw	204.8	59.4	78	80	82	
121C	Tama silt loam, driftless, 5 to 9 percent slopes	3.69	12.8%		llle	0.0	0.0	90	91	83	
121C2	Tama silt loam, driftless, 5 to 9 percent slopes, moderately eroded	1.97	6.8%		llle	0.0	0.0	87	86	74	
Weighted Average						2.20	58.8	17.1	88.9	*n 88.5	*n 83.1

METHOD

The Heneke farm will be sold in 3 individual tracts based on a survey that is currently in progress. Tracts 1 & 2 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 either or both tracts for their high bid. Tract 3 will be sold last for a lump sum total dollar amount. 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 October 21, 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 on Tracts 1 & 2 will be given at the time of closing subject to a lease with the tenant. Full possession will be given on Tract 3 at the time of closing. Farm sells free & clear for the 2025 crop year. Subject to the Iowa Septic System Law and that this property is in an estate, Tract 3 is exempt of any septic upgrades. Any future septic system testing and upgrades will be at the buyers expense.

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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 WITH CSR2 OF 93.2!**

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**2-STORY HOME &
 OUTBUILDINGS!**

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