

WAPELLO COUNTY, IOWA REAL ESTATE AUCTION

VIRTUAL & TIMED ONLINE!

TUESDAY, SEPTEMBER 24, 2024 @ 10:00 A.M.

HOME SELLS VIRTUAL ONLINE @ 11:00 AM

74.66
TAXABLE ACRES
1 TRACT

ALSO SELLING TIMED ONLINE
@ 12:00 NOON - ANTIQUE
FURNITURE, COLLECTIBLES &
OTHER VINTAGE ITEMS!

ELDON, IA
HOME SELLS AT
11:00 AM!



Open House: TUES., SEPT. 10 | 10 AM - 3 PM
301 ELM STREET | ELDON, IA

Sharon F. Sedore Estate & Betty Lee

(TANYA FORDYCE & CRYSTAL THOMPSON, CO-EXECUTORS)

REPRESENTING ATTORNEY: Paul A. Zingg | DENEFE, GARDNER & ZINGG, P.C.
104 S. Court Street | Ottumwa, IA 52501 | (641) 683-1626



RUSSELL LAMP



JIM HUFF

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ONLINE BIDDING
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AUCTION REPRESENTATIVES:

Russell Lamp (319) 212-0774 | Jim Huff (319) 931-9292

LOCATION

The Sedore & Lee Farm is located in Sections 23 & 24, Keokuk Township, Wapello County, IA (10 miles southeast of Ottumwa, IA or 7 miles northwest of Eldon, IA). From Eldon, IA go southwest on 9th St. to Co. Rd. J12 (River Rd.) turn right or northwest and proceed 6.5 miles to the farm.

TRACT INFORMATION

74.66 TAXABLE ACRES

- FSA information should indicate 48.25 acres of tillable cropland, currently in row crop production. The balance of the farm is in wooded draws and wood areas in the southern portion of the tract offering attractive hunting and recreational acreage.
- Coppock, Nodaway-Cantril & Colo soils.
- CSR2 is 77.
- Access is on the north by Co. Rd. J12 (River Rd.).



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LARGE 2-STORY HOME & CORNER LOT

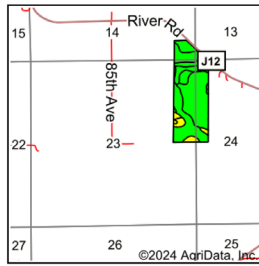
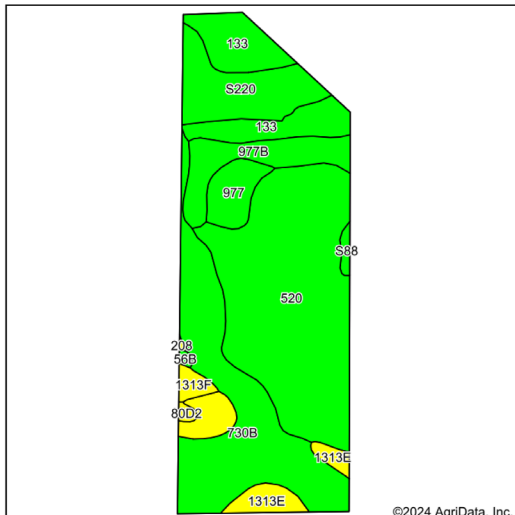
PHYSICAL ADDRESS:

301 W. ELM | ELDON, IA 52554

- This tract is improved with a large 2-story home that offers 5 bedrooms, 1.5 baths and 2,273 sq. ft. of living area. The heat source is provided by a GFA furnace that includes central air.
- The home features a nice oversized front porch as well as a large deck on the rear of the structure, which would make great place for grilling and relaxing with friends.
- There is a very nice 18ft. x 56ft. detached garage that is heated and has a concrete floor. Attached to this structure is a lean-to-addition that has a .5 bath. This was used to operate a small business in the past.
- Situated on 76ft. x 132ft. corner lot.



SOIL MAP



State: **Iowa**
 County: **Wapello**
 Location: **24-71N-13W**
 Township: **Keokuk**



Soils data provided by USDA and NRCS.

Area Symbol: IA179, 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
520	Coppock silt loam, 0 to 2 percent slopes, occasionally flooded	28.86	37.6%		llw	206.4	59.9	79	90	89
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	18.37	24.0%		llw	209.6	60.8	80	70	65
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.02	10.5%		llw	204.8	59.4	78	77	75
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.25	9.5%		llw	0.0	0.0	77	87	83
977B	Richwood silt loam, 2 to 5 percent slopes	5.35	7.0%		lle	232.0	67.3	94	91	84
977	Richwood silt loam, 0 to 2 percent slopes, rarely flooded	2.90	3.8%		l	240.0	69.6	91	91	83
1313E	Munterville silt loam, 9 to 18 percent slopes	2.36	3.1%		Vlle	80.0	23.2	30	55	43
S88E	Douds loam, heavy loess, 14 to 18 percent slopes, moderately eroded	1.86	2.4%		Vle	121.6	35.3	34	76	57
1313F	Munterville silt loam, 18 to 40 percent slopes	0.85	1.1%		Vlle	80.0	23.2	5	15	7
S88	Nevin silty clay loam, heavy till, 0 to 2 percent slopes, rarely flooded	0.42	0.5%		lw			95	94	82
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	0.27	0.4%		llle	158.4	45.9	46	71	57
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
56B	Cantril loam, 2 to 5 percent slopes	0.17	0.2%		lle	209.6	60.8	79	86	76
Weighted Average						2.27	181.9	52.8	*n 81.4	*n 77.4

METHOD

The Sedore-Lee Farm will be sold first based on the advertised and taxable acres on a price per acre basis. The Eldon, IA home will be sold next at 11:00 AM for a lump sum total dollar amount. 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, October 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 on the farm at the time of closing subject to a lease with the tenant. Farm sells free & clear for the 2025 crop year. Full possession will be given at the time of closing on the home located in Eldon, IA.

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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MERIT AUCTIONS

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FT. MADISON, IA 52627



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*Sharon F. Sedore
Estate
& Betty Lee*

**(TANYA FORDYCE & CRYSTAL THOMPSON,
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