

VIRTUAL & TIMED ONLINE AUCTION

HENRY COUNTY, IOWA LAND & FARM EQUIPMENT AUCTION

TUESDAY, SEPTEMBER 10, 2024 @ 10:00 A.M. (LAND SELLS FIRST)
TUESDAY, SEPTEMBER 10, 2024 @ 12:00 P.M. (TIMED ONLINE)



443.27 ± Acres
(subject to survey)
6 Tracts

INSPECTION DAY:
FRIDAY, AUGUST 30TH FROM 9 AM - 2 PM

MILDRED E. WALLJASPER TRUST

DEAN WALLJASPER & JOLENE EDMONDS - CO-EXECUTORS



AUCTION REP:
JIM HUFF
(319) 931-9292

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 4502 Avenue O
Ft. Madison, IA 52627
(833) 273-9300 | www.MeritAuctions.com

REPRESENTING ATTORNEY:

SARA L. HAAS

ASPELMEIER, FISCH, POWER, ENGBERG & HELLING, P.L.C.
P.O. BOX 1046

321 NORTH THIRD STREET, THIRD FLOOR
BURLINGTON, IA 52601 | (319) 754-6587

ONLINE BIDDING
PROVIDED BY:

proxibid

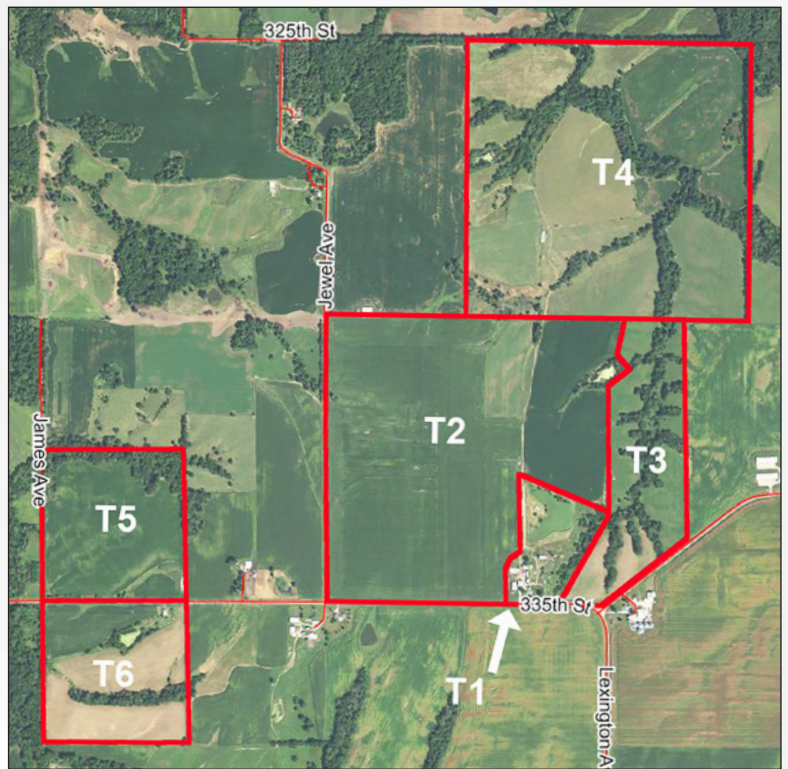
LOCATION

The Walljasper Farm is located in Sections 26, 34 & 35, Jackson Township, Henry County, IA approximately 13 miles south of Mt. Pleasant, IA or 10 miles northwest of West Point, IA. From Mt. Pleasant, IA go south 8 miles on U.S. Hwy. 218 to 335th St., turn left or east and proceed 2 miles to the farm.

TRACT INFORMATION

Tract 1-Country Home & 16 +/- Acres (subject to survey)
Physical Address: 2035 335th St. Salem, IA 52649

- This tract features a single story 3 bedroom ranch style home that offers 1,440 sq. ft. of living area, includes 2 baths and a large 2 car garage. Other improvements on this tract include a Morton 45' x 72' machinery storage building, a 42' x 52' hay/livestock barn, several grain bins as well as other usable outbuildings. This tract also features livestock holding areas, several with concrete, automatic livestock waterers and a 2+ acre stocked pond.
- Rathbun Rural Water is located on the tract.
- Access is on the south by 335th St.



Tract 2 - 143 Acres +/- (subject to survey)

- FSA information should indicate approximately 139.32 acres of tillable cropland, currently in row crop production.
- Productive Pershing, Weller & Edina soils.
- CSR2 is 55.2.
- This tract is improved with several terraces that have drainage tile inlets.
- Rathbun Rural Water runs along the southern border of this tract.
- Access is on the south by 335th St. and on the west by Jewel Ave.

Tract 3 - 45 Acres +/- (subject to survey)

- FSA information should indicate approximately 28.84 acres of tillable cropland, currently in hay production and improved pastureland. The balance of this tract is in timber draws offering desirable recreational acreage.
- Keswick & Lindley soils.
- CSR2 is 32.4.
- This tract offers above average fences and Rathbun Rural Water is in close proximity.
- Access is on the south by Lexington Ave.

Tract 4 - 160 Acres +/- (subject to survey)

- FSA information should indicate approximately 126.60 acres of tillable cropland, currently in row crop/hay production and improved pastureland. The balance of this tract is in wooded draws offering attractive recreational acreage.
- Keswick, Weller & Lindley soils.
- CSR2 is 40.
- This tract is improved with 5 ponds, several offering automatic livestock waterers and this parcel features above average fences.
- Access is on the northwest by 325th St., which is an abandoned dirt road.

Tract 5 - 40 Acres +/- (subject to survey)

- FSA information should indicate approximately 35.74 acres of tillable cropland, currently in row crop production. The balance of the tract is in a wooded area in the northern portion and there is a small pond on the tract.
- Pershing, Weller & Clinton soils.
- CSR2 is 40.2.
- Rathbun Rural Water runs along the southern border of this tract.
- Access is on the south by 335th St.

Tract 6 - 40 Acres +/- (subject to survey)

- FSA information should indicate approximately 33.05 acres of tillable cropland currently in row crop/hay production. The balance of the tract is in wooded draws offering attractive recreational acreage. There is a stocked pond and an older hay/livestock barn on the parcel.
- Clinton, Pershing & Galland soils.
- CSR2 is 38.4
- Rathbun Rural Water is in close proximity of this tract.
- Access is on the north by 335th St.



METHOD

The Walljasper farm will be sold in 6 individual tracts based on a survey that is currently in progress. Tract 1 will be sold first for a LUMP SUM total dollar amount. Tracts 2-6 will be sold next 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 5 tracts for their high bid. Buyer's Choice auctioning will continue until Tracts 2-6 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 Thursday, October 10, 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 or DocuSign. The real estate taxes will be prorated to the date of closing. Full Possession will be given at the time of closing for the home on Tract 1. Possession on Tracts 2-6 will be given at the time of closing, subject to a lease with a tenant. Subject to the Iowa Septic System Law the septic systems on Tract 1 is exempt from any testing and upgrades. Any future septic system testing and upgrades will be at the buyer(s) expense. For questions, contact the auction company.

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.

FARM EQUIPMENT



AUCTIONEER'S NOTE:

Mark your calendars now for this upcoming Southeast Iowa Estate Auction. The Walljasper family has been on this farm for many years and are well known in the area. We look forward to seeing you at the real estate and equipment inspection on Friday, August 30, from 9 AM-2 PM, we urge you to come and take a look. Loader & operator will be available the day after the sale to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.

TRACTORS & SKID LOADER

- 1973 John Deere 4230 2wd tractor, open station, Syncro trans., 2 hyd. outlets, 540/ 1000 PTO, 3-pt., 18.4-38 rear tires, 16in. front tires, showing 5,882 hours since underhaul, SN015371R, One Owner
- 1965 John Deere 3020 2wd diesel tractor, n.f., Syncro trans., 1 hyd. outlet, 540/ 1000 PTO, 3-pt., front weights, 15.5-38 rear tires, 6.00-16 front tires, showing 2,408 hours since overhaul, SN T113R070827R
- Case 1840 diesel skid loader, hand & foot controls, 62in. material bucket, 10-16.5 tires, showing 3,484 hours, SN JAF0246489

TRAILER

- 1997 Hillsboro 7ft. x 20ft. livestock trailer, gooseneck hitch, tandem axle, single divide gate, 255/85R16 tires, VIN 1TH2A2EK5V1015881

HAY EQUIPMENT

- John Deere 566 baler, net wrap & twine tie, 31x13.5-15 tires, 1000 PTO, monitor, SN E00566X117506
- John Deere 926 disc moco, impeller conditioner, 12.5-15 tires, 1000 PTO, SN E00926T1635111
- John Deere 702 10 wheel hay rake, (2) center kicker wheels, 205/75R14 tires, SN 193371
- John Deere 640 4 bar hay rake, 15in. tires, SN 02562855
- Gehl 99 silage blower, 540 PTO
- Shop built 6 bale hay trailer, 11L-15 tires, includes 3-pt. bale spear w/ ball hitch
- 8.5ft. x 19ft. hayrack on John Deere 1065 gear, 15in. tires
- 8ft. x 16ft. hayrack on John Deere 1065 gear, 11L-15 tires
- 8ft. x 16ft. hayrack on John Deere 953 gear, 15in. tires
- 8ft. x 18ft. hayrack on Kewanee gear, 15in. tires
- 7ft. x 14ft. hayrack on gear, 15in. tires
- Older 20ft. hay/ silage feeder

TILLAGE EQUIPMENT

- John Deere BWA 18ft. disc, manual fold, SN 021435B
- 18ft. harrow gator, John Deere green cylinder, 15in. tires

FARM SUPPORT ITEMS

- Hutchinson 8in. x 50ft. auger, 540 PTO
- Westfield 8in. x 50ft. auger, 540 PTO
- Danuser F8 3-pt. post hole digger, 540 PTO, 14in. auger, SN 074055
- Jeffers Cat II quick hitch
- (5) John Deere front tractor weights & bracket
- (3) John Deere front pad weights
- John Deere Roll-a-Matic narrow front end
- (2) sets of 18.4-34 clamp on duals
- (19) 5ft. x 8ft. concrete H-bunks
- (14) 46in. x 118in. grain bin sheets
- Selection of fencing supplies including guardrail fencing, posts, wire, etc.

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FT. MADISON, IA 52627



FIRST CLASS
U.S. POSTAGE
PAID
QUINCY, IL
PERMIT 23
62301

443.27± ACRES (SUBJECT TO SURVEY) • 6 TRACTS

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