

# VIRTUAL ONLINE - LEE COUNTY IOWA LAND AUCTION

THURSDAY, NOVEMBER 14, 2024 @ 1:00 P.M.

**75±  
ACRES**

**2 TRACTS**  
(SUBJECT TO SURVEY)



**BOBBY A. CLEVELAND  
IRREVOCABLE TRUST**

**BRENDA J. SEITZ &  
BARBARA J. SEITZ  
CO-EXECUTORS**

REPRESENTING ATTORNEY: R. L. (DICK) FEHSEKE, JR. | FEHSEKE & GRAY LAW OFFICE  
1023 AVE G | FORT MADISON, IA 52627 | (319) 372-7181



AUCTION REP:  
JIM HUFF  
(319) 931-9292

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

## LOCATION

The Cleveland farm is located in Section 1, T67N-R6W, Charleston Township, Lee County, Iowa 3 miles east of Donnellson, IA on St. Hwy. 2.

2121 HWY. 2  
DONNELLSON, IA 52625



**THURSDAY,  
OCTOBER 31<sup>ST</sup>  
4:30 - 6:00 PM**

## TRACT INFORMATION

### TRACT 1 • 70± ACRES (Subject to Survey)

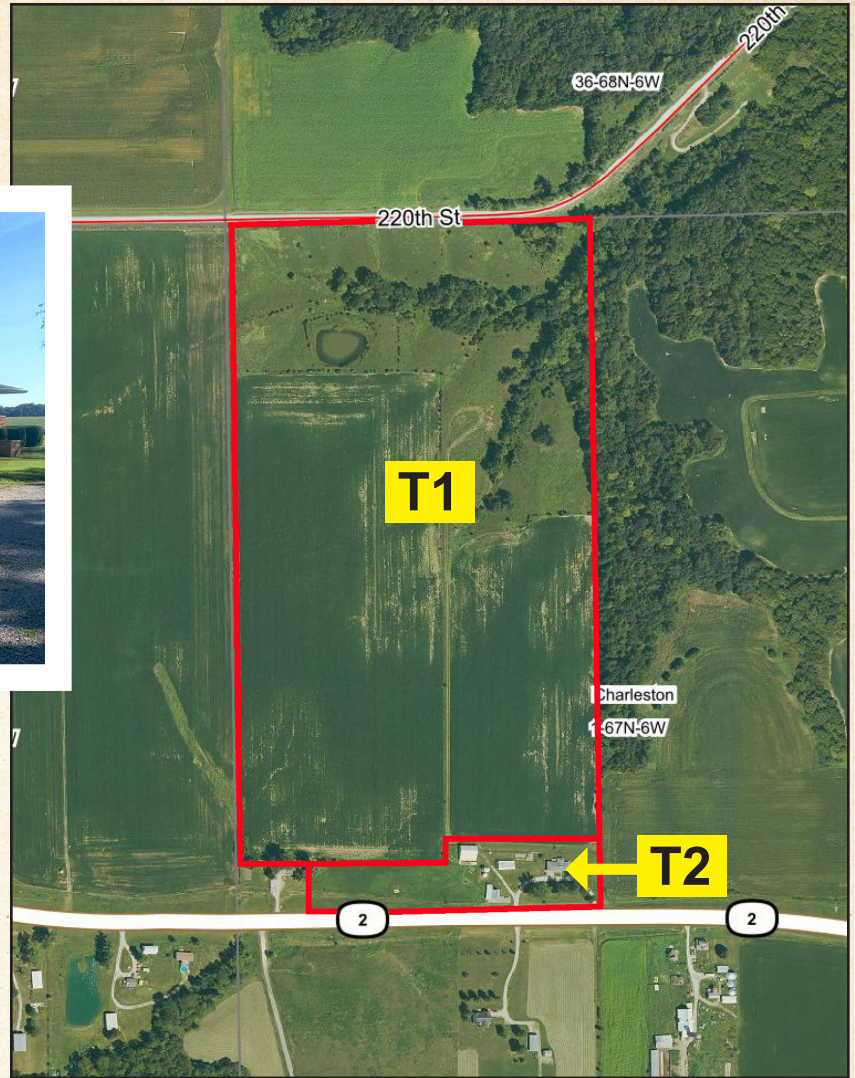
- FSA information indicates approximately 47.24 acres of tillable cropland, that is currently in row crop production. The balance of the tract is in pastureland, wooded draws and a pond offering desirable hunting/recreational acreage.
- Pershing, Ashgrove & Edina soils.
- CSR2 is 44.7 (58.7 on the tillable acres).
- Rathbun Rural Water is in close proximity to this tract.
- Access is on the north by 220th St.

### TRACT 2 • COUNTRY ACREAGE & 5± ACRES (Subject to Survey)

#### PHYSICAL ADDRESS:

2121 HWY. 2 | DONNELLSON, IA 52625

- This parcel is improved with an attractive brick ranch style home that offers 3 bedrooms, 1½ baths, an attached 2 car garage and 1,861 sq. ft. of living area. Other amenities of the home include an additional family room, double sided stone fireplace, full basement w/ a kitchen area and GFA heat w/ central air.
- Improvements on the tract include a 51ft. x 62ft. machinery / livestock building, a 40ft. x 52ft. hay/ livestock barn that has a concrete floor and several other very usable out buildings.
- Rathbun Rural Water is located on the parcel.
- We urge you to take a look at this well maintained acreage that is conveniently located just east of Donnellson, IA or 8.5 miles west of Ft. Madison, IA.
- Access is on the south by St. Hwy. 2.

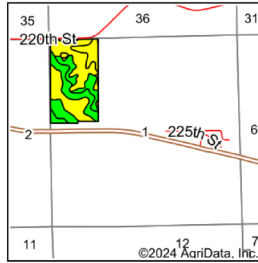
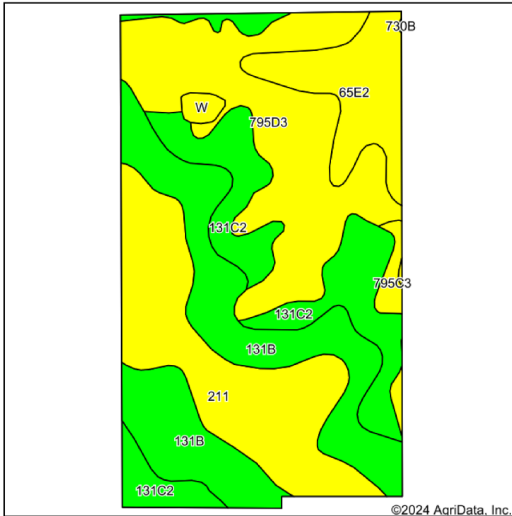


**BIDDING INFORMATION & VIRTUAL  
AERIAL VIDEO AVAILABLE ONLINE!**

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# SOIL MAP - TRACT 1



State: **Iowa**  
 County: **Lee**  
 Location: **1-67N-6W**  
 Township: **Charleston**



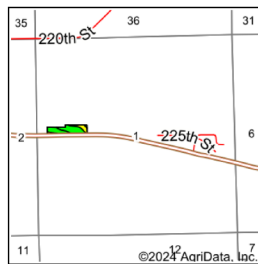
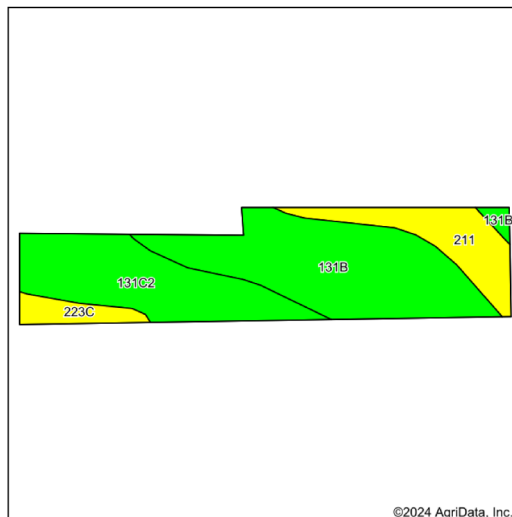
Soils data provided by USDA and NRCS.

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**	1n NCCPI Corn	1n NCCPI Soybeans	
131B	Pershing silt loam, 2 to 5 percent slopes	18.18	25.4%		Ille	80.0	23.2	70	74	59	
795D3	Ashgrove soils, 9 to 14 percent slopes, severely eroded	17.88	25.0%		Vle	88.0	25.5	5	46	28	
211	Edina silt loam, 0 to 1 percent slopes	15.06	21.1%		Illw	164.8	47.8	59	70	64	
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	12.01	16.8%		Ille	80.0	23.2	62	68	51	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	6.72	9.4%		Vle	134.4	39.0	29	66	53	
795C3	Ashgrove soils, 5 to 9 percent slopes, severely eroded	1.05	1.5%		Ivle	88.0	25.5	5	62	44	
W	Water	0.57	0.8%			0.0	0.0	0			
<b>Weighted Average</b>						<b>*</b>	<b>104.5</b>	<b>30.3</b>	<b>44.7</b>	<b>*n 63.6</b>	<b>*n 49.7</b>

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# SOIL MAP - TRACT 2



State: **Iowa**  
 County: **Lee**  
 Location: **1-67N-6W**  
 Township: **Charleston**



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**	1n NCCPI Corn	1n NCCPI Soybeans	
131B	Pershing silt loam, 2 to 5 percent slopes	2.52	46.8%		Ille	80.0	23.2	70	74	59	
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	1.72	32.0%		Ille	80.0	23.2	62	68	51	
211	Edina silt loam, 0 to 1 percent slopes	0.85	15.8%		Illw	164.8	47.8	59	70	64	
223C	Rinda silt loam, 5 to 9 percent slopes	0.29	5.4%		Ivle	131.2	38.0	37	70	65	
<b>Weighted Average</b>						<b>3.05</b>	<b>96.2</b>	<b>27.9</b>	<b>63.9</b>	<b>*n 71.2</b>	<b>*n 57.8</b>

## METHOD

The Cleveland farm will be sold in 2 individual tracts based on a survey that is currently in progress. Tract 1 will be sold first on a price per acre basis based on the surveyed acres. Tract 2 will be sold next 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 Monday, December 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 on Tract 1 will be 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 Tract 2. Subject to the Iowa Septic System Law and that this is an estate, Tract 2 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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(Subject to Survey)  
2 TRACTS**

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IOWA  
LAND AUCTION**

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