

virtual online auction

WAPELLO COUNTY, IOWA LAND AUCTION

TUESDAY, MARCH 25, 2025 @ 1:00 PM^{CDT}

**25.14
ACRES**

**OFFERED IN
1 TRACT**

*Kim L. & Melissa L.
Ostrander*



AUCTION REP:
JOHN PROBASCO
(641) 856-7355



"Specializing in Farm Real Estate & Ag Equipment"

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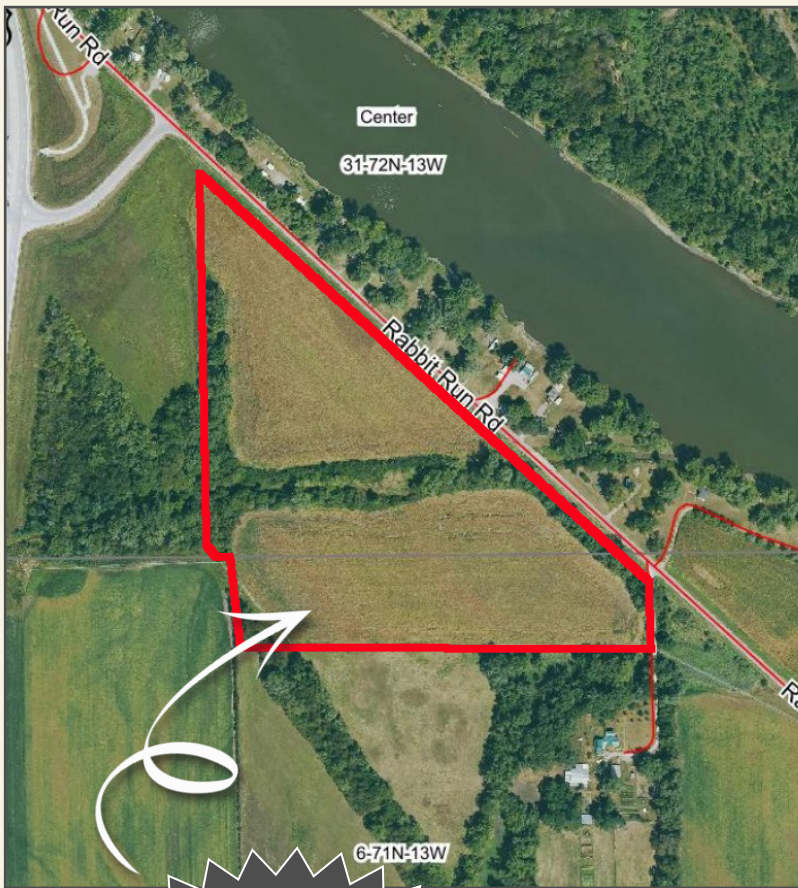
Ft. Madison, IA 52627

(833) 273-9300 | www.MeritAuctions.com

REPRESENTING ATTORNEY:
RICK L. LYNCH | LYNCH LAW OFFICE
207 S. WASHINGTON STREET
BLOOMFIELD, IA 52537
(641) 664-3188

ONLINE BIDDING
PROVIDED BY:

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Location

Make plans now to participate in this upcoming Wapello County, IA real estate auction. This tract offers productive tillable farmland and includes Nevin and Nodaway soils with a CSR2 of 86. Land is located in Section 6, Keokuk Township and Section 31, Center Township, Wapello County, IA. This parcel is conveniently located just off of Hwy. 63 on the south edge of Ottumwa, IA.

Tract Information

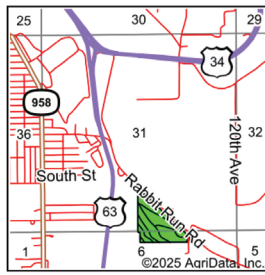
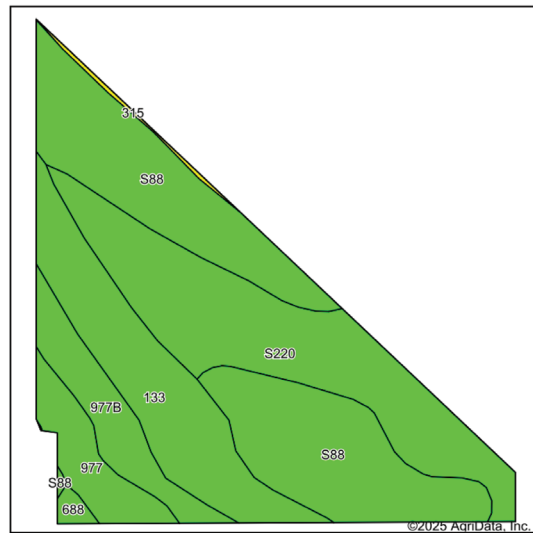
- FSA information indicates 24.43 acres of Farmland. The balance of the farm is a small draw of timber with a waterway.
- Productive Nevin and Nodaway soils.
- CSR2 of 86 is on the entire tract.
- Access is on the east by Rabbit Run Rd.

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

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State: **Iowa**
County: **Wapello**
Location: **31-72N-13W**
Township: **Center**



Soils data provided by USDA and NRCS.

Area Symbol: IA179, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	*1 Corn Bu	*1 Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
S88	Nevin silty clay loam, heavy till, 0 to 2 percent slopes, rarely flooded	9.39	37.0%		lw			95	94	94	80	82	1
S220	Nodaway silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	7.19	28.4%		llw	0.0	0.0	77	87	87	76	83	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.81	19.0%		llw	204.8	59.4	78	77	77	34	75	
977B	Richwood silt loam, 2 to 5 percent slopes	2.05	8.1%		lle	232.0	67.3	94	92	91	76	84	8
977	Richwood silt loam, 0 to 2 percent slopes, rarely flooded	1.58	6.2%		l	240.0	69.6	91	91	91	79	83	8
688	Kosza silt loam, 0 to 2 percent slopes, rarely flooded	0.19	0.7%		lw	217.6	63.1	89	92	92	80	90	
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	*1 Corn Bu	*1 Soybeans Bu	CSR2**	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
315	Landes-Perks-Nodaway complex, 1 to 3 percent slopes, frequently flooded	0.14	0.6%		lls	80.0	23.2	34	45	45	34	31	
Weighted Average					1.56	74.7	21.7	86	*n 88.2	*n 88.1	*n 69.5	*n 81	*n 1.5



*Check out more information at
www.MeritAuctions.com!*

METHOD

The Ostrander farm will be sold on a price per acre basis based on a deeded and advertised acres. 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, April 24, 2025 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. Full possession will be given at the time of closing. The farm will sell free & clear for the 2025 crop year.

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.

MERIT AUCTIONS

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