

*Van Buren County, Iowa*

# LAND AUCTION

**VIRTUAL  
ONLINE**



**Physical Address:**  
28115 Iowa Oak Grove Ave | Cantril, IA 52542

**TUESDAY, MAY 20, 2025 - 1:00 PM CST**

*127± Acres*  
*Selling in 2 Tracts*  
*(subject to survey)*

AUCTION TO BE CONDUCTED AS A VIRTUAL,  
ONLINE AUCTION. IF YOU NEED ASSISTANCE  
WITH INTERNET BIDDING, PLEASE CONTACT  
OUR OFFICE AT: (833) 273-9300

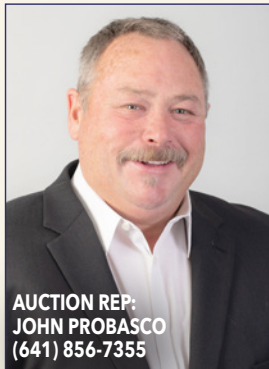
ONLINE BIDDING  
PROVIDED BY: **proxibid**

**DAN & LISA  
GANZER**

REPRESENTING ATTORNEY: **STEVEN D. KUNDEL | KUNDEL LAW OFFICE PC**  
300 EAST 2ND ST. - SUITE 300 | MUSCATINE, IA 52761 | (563) 272-0003



AUCTION REP:  
**DALE JONES**  
(309) 299-6400



AUCTION REP:  
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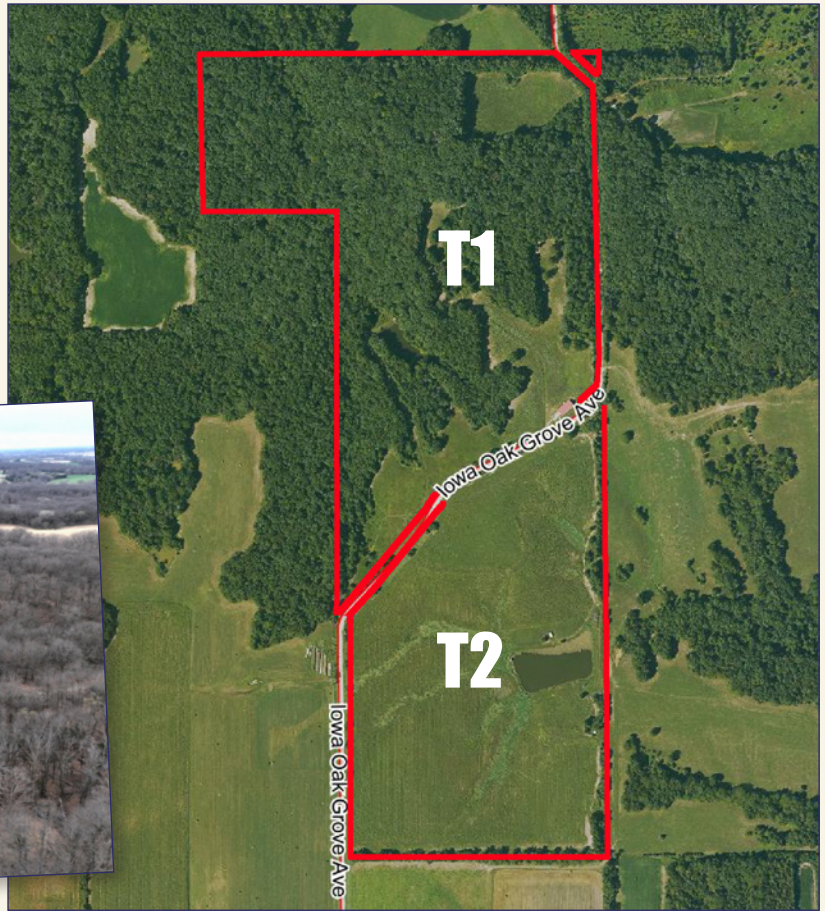
Ft. Madison, IA 52627

(833) 273-9300 | [www.MeritAuctions.com](http://www.MeritAuctions.com)



## LOCATION

The Ganzer farm is located approximately 4 miles east of Cantril, Iowa, 40 miles west of Ft. Madison, IA or 75 miles northwest of Quincy, IL. and is further described as being located in Section 4, T67N – R10W, Des Moines Township, Van Buren County, IA. Approximate address: 28115 Iowa Oak Grove Ave – Cantril, IA (watch for directional signs). The tracts represent income producing CRP farmland, recreational land, attractive home sites and the potential for timber harvesting!



### TRACT 1 • 75 ACRES ±

(subject to survey)

- FSA figures should indicate 8.77 HEL cropland acres
- 3.02 acres enrolled in CRP until 9/30/2031
- CSR2 of 41.6 on tillable acres
- Productive soils include Rathbun, Weller, Keswick, Olmitz, Kniffin, Lindley
- 40ft. X 80ft. pole building
- Attractive home sites
- Mature timber with food plot areas and maintained trails
- Mature, stocked farm pond with large floating dock
- Logging potential
- Whitetail deer and turkey habitat
- Fantastic country setting!
- Access on the south and east by Iowa Oak Grove Ave.
- Tract has been meticulously maintained by the seller



### TRACT 2 • 52 ACRES ±

(subject to survey)

- FSA figures should indicate 47.64 UHEL cropland acres
- 47.64 acres enrolled in CRP until 9/30/2031
- CSR2 of 35.7 on tillable acres
- Productive soils include Rinda, Kniffin, Keswick, Bucknell, Appanoose, Lindley, Ashgrove and Rathbun
- Attractive home sites
- Gamebird habitat and other wildlife
- Mature, stocked farm pond with small shelter and pontoon boat
- Access on the west and north by Iowa Oak Grove Ave.
- Tract has been meticulously maintained by the seller



*Virtual Aerial Video  
Available Online!*





# METHOD & TERMS

Tracts 1 and 2 will be sold on a price per acre basis, based on surveyed acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect to purchase either or both tracts for their high bid. If the high bidder does not elect to purchase both tracts, then the remaining tract will be offered in the same manner.

The tracts will NOT be offered in their entirety at the conclusion of the auction.

Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. Signing of said agreement will be executed via email, DocuSign, or in person. The balance of the purchase price will be due at closing which will take place on or before Friday, June 20th, 2025. The seller will provide a merchantable abstract and deed. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

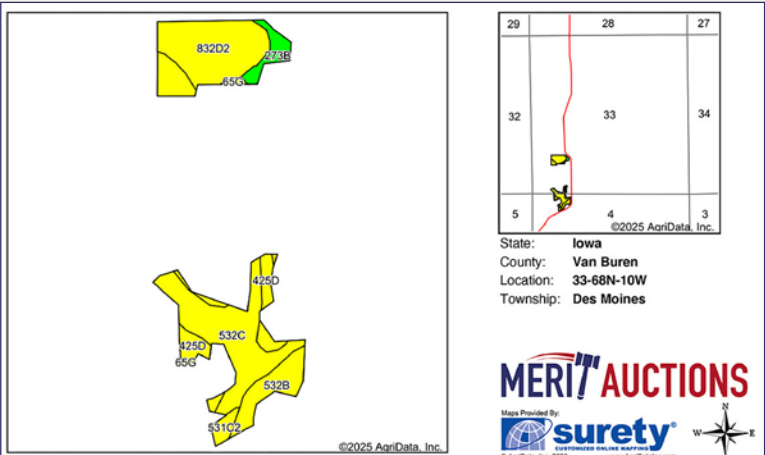
All announcements made on sale day shall take precedence over prior advertising, either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate, however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no express or implied warranties made by the seller or Merit Auctions pertaining to the real estate, which is being sold "AS IS".



# AUCTIONEER'S NOTE

Attention recreational land buyers! Make plans to participate in this outstanding southeast Iowa recreational land auction. The Ganzer farm has a great combination of income producing CRP land, ponds, timber and a very nice pole building. Most of the hard work has been done, just own this farm and enjoy the many trails, deer, turkey and fishing. There is also potential to log the timber, not to mention many attractive home sites! This land is also located in close proximity to Lake Sugema and several other state park and wildlife areas.

# TRACT 1 • SOIL MAP



Soils data provided by USDA and NRCS.

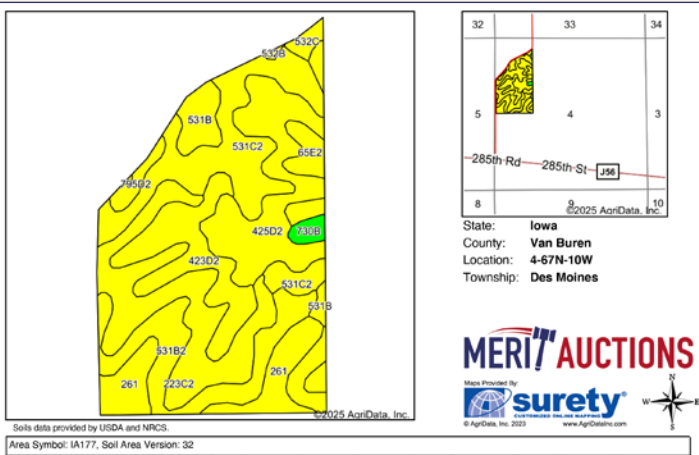
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Area Symbol: IA177, Soil Area Version: 32															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	1 Corn Bu	1 Soybeans Bu	CSR2**	Com Bu	Soybeans Bu	% NCCPI Overall	% NCCPI Com	% NCCPI Small Grains	% NCCPI Soybeans	
532C	Rathbun silt loam, 5 to 9 percent slopes	3.44	39.4%		Ile	80.0	23.2	47			76	76	68	58	
832D2	Weller silty clay loam, terrace, 9 to 14 percent slopes, moderately eroded	2.55	29.2%		Ive	80.0	23.2	35			80	80	67	63	
532B	Rathbun silt loam, 2 to 5 percent slopes	0.99	11.4%		Ile	80.0	23.2	55			79	79	72	62	
425D	Keswick loam, 9 to 14 percent slopes	0.95	10.9%		Ive	88.0	25.5	8			62	62	58	48	
273B	Olmits loam, heavy ill. 2 to 5 percent slopes	0.46	5.3%		Ile	224.0	65.0	81	152	41	91	91	71	77	
531C2	Krfin silty clay loam, 5 to 9 percent slopes, moderately eroded	0.24	2.8%		Ile	80.0	23.2	48			62	56	60	60	
65G	Lindley loam, 25 to 40 percent slopes	0.09	1.0%		Vile	96.0	27.8	7			19	19	16	10	
Weighted Average						3.39	88.6	25.7	41.6	8	2.2	%n 75.8	%n 75.6	%n 66.5	%n 59.4

# TRACT 2 • SOIL MAP



Area Symbol: IA177, Soil Area Version: 32												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	% Corn Bu	% Soybeans Bu	CSR2**	% NCCPI Corn	% NCCPI Soybeans		
531C2	Krfin silty clay loam, 5 to 9 percent slopes, moderately eroded	10.19	19.2%		I/Ile	80.0	23.2	48		56		60
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.94	18.7%		I/Ve	126.4	36.7	45		60		46
425D2	Kewick clay loam, 9 to 14 percent slopes, moderately eroded	8.82	16.8%		I/Ve	88.0	25.5	8		51		38
531B2	Krfin silty clay loam, 2 to 5 percent slopes, moderately eroded	7.29	13.7%		I/Ile	80.0	23.2	54		53		53
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	6.10	11.5%		I/Ve	97.6	28.3	6		62		48
261	Appanoose silt loam, 0 to 2 percent slopes	4.81	9.1%		I/IW	177.6	51.5	41		74		64
531B	Krfin silt loam, 2 to 5 percent slopes	2.08	3.9%		I/Ile	80.0	23.2	55		64		66
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.71	3.2%		V/Ie	134.4	39.0	29		66		53
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.81	1.5%		I/Ve	88.0	25.5	7		50		39
730B	Nodaway-Copock-Cantiri complex, 2 to 5 percent slopes	0.60	1.1%		I/W	208.0	60.3	74		76		71
532C	Rathbun silt loam, 5 to 9 percent slopes	0.56	1.1%		I/Ile	80.0	23.2	47		76		58
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	% Corn Bu	% Soybeans Bu	CSR2**	% NCCPI Corn	% NCCPI Soybeans		
532B	Rathbun silt loam, 2 to 5 percent slopes	0.10	0.2%		I/Ile	80.0	23.2	55		79		62
Weighted Average						3.57	104.2	30.2	35.4	%n 58.8		%n 51.5



**MERIT AUCTIONS**

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