

LEE COUNTY, IOWA LAND & EQUIPMENT AUCTION

535.77 SURVEYED ACRES TO BE SOLD IN
7 TRACTS

TUESDAY, SEPTEMBER 16, 2025 AT 10:00 AM & 1:00 PM



OPEN HOUSE DATES

MONDAY, SEPT. 8 | 9 AM - 2 PM
SATURDAY, SEPT. 13 | 9 AM - 12 PM
2048 129TH AVE. | DONNELSON, IA



CHARLOTTE LOGES ESTATE



Representing Attorney:
ELAINE GRAY
Fehseke & Gray Law Office
1023 Ave G
Fort Madison, IA 52627
(319) 372-7181

AUCTION REPRESENTATIVE:
KAYCEE MCGREGOR
(319) 670-8532



ONLINE BIDDING
PROVIDED BY: **proxibid**

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

P O Box 509 | 6135 Reve Court
Ft. Madison, IA 52627

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

AUCTIONEER'S NOTE

Merit Auctions is proud to represent this outstanding Lee County Iowa Farm!

Roger Loges was well known for his care taking of his land and equipment. Just 7 miles west of Donnellson, Iowa the Loges Farm offers tremendous opportunities. This is a well managed farm and sells with full farming rights for the 2026 season. This farm offers it all including productive tillable farmland, highly improved pastureland and desirable recreational acreage.

**PLEASE JOIN US FOR THE FOLLOWING
OPEN HOUSE AND EQUIPMENT
INSPECTION DATES!**

**Monday, September 8 from 9 AM – 2 PM
Saturday, September 13 from 9 AM – 12 PM**

We look forward to your participation in this outstanding land auction that features a farm that has been in the Loges Family for nearly 150 years!



To schedule a
private showing
please call:

**Kaycee
McGregor**
(319) 670-8532

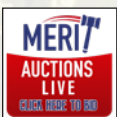
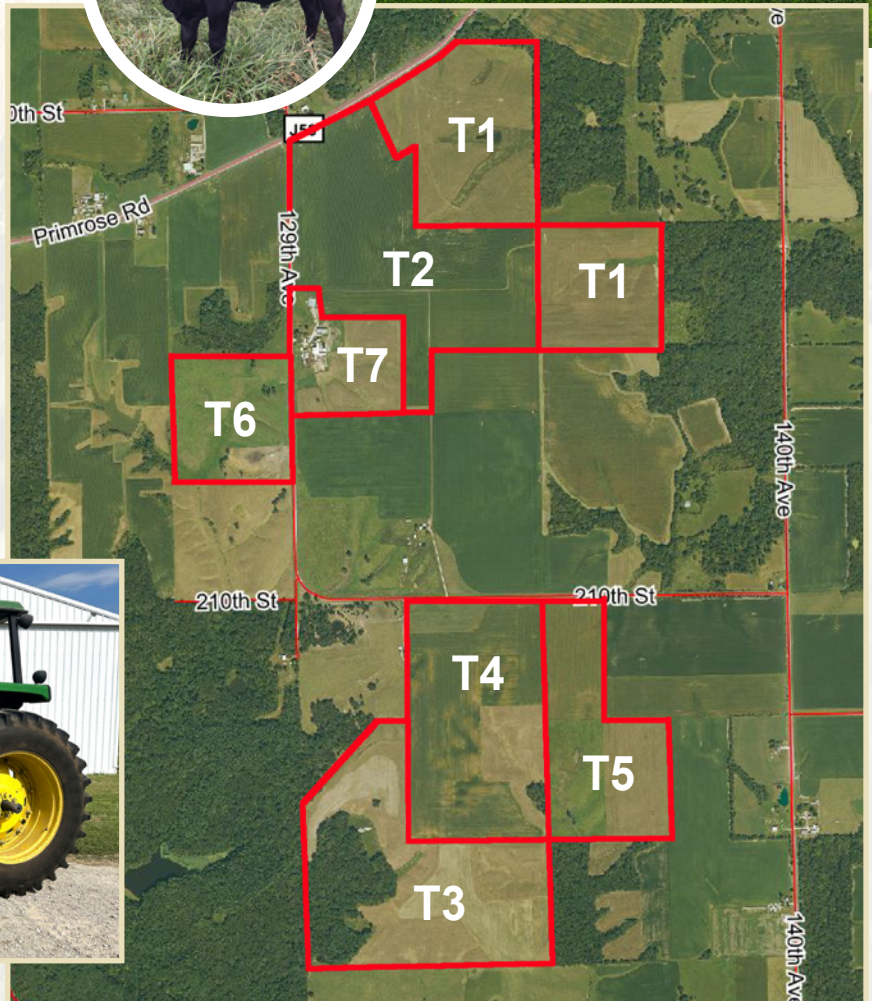
**ALSO SELLING WELL-MAINTAINED LINE
OF VERY NICE FARM AND LIVESTOCK
MACHINERY WITH A WIDE VARIETY
SUITABLE FOR FARMING OPERATIONS OF
JUST ABOUT ANY SIZE!**



LOCATION

Land is located in Sections 22, 27, 28 & 34 of Harrison Township, T68N•R7W.

- ✓ **PRODUCTIVE TILLABLE FARMLAND!**
- ✓ **HIGHLY IMPROVED PASTURELAND!**
- ✓ **DESIRABLE RECREATIONAL ACREAGE!**
- ✓ **LARGE DEER, TURKEY & OTHER WILD-LIFE POPULATION!**



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TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 7



TRACT 7

METHOD

The Loges farm will be sold in 7 individual tracts based on surveyed acres. Tracts 1-6 will be sold 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 6 tracts for their high bid. Buyer’s Choice auctioning will continue until Tracts 1-6 have been sold. Tract 7 will be sold next for a lump sum 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 45 days, 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, in person or DocuSign. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing subject to a 2025 crop lease on the tillable acres. The tillable and pasture on all Tracts sells free & clear for the 2026 farming season. Full possession will be given at the time of closing for Tract 7. Subject to the Iowa Septic System Law, the septic systems on Tract 7 is exempt from any testing and upgrades. Any future septic system testing and upgrades will be at the buyer(s) 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.

TRACT INFORMATION

TRACT 1 — 104.79 SURVEYED ACRES

- FSA figures should indicate 105.61 farmland acres
- Lindley, Weller, Keswick soils
- CSR2 is 38.2
- ½ acre Pond
- Currently in Hay production
- Pasture and hay production
- Fenced and cross-fenced
- Other potential pond or lake sites
- Attractive home sites
- Access is on the North by Primrose Rd.



TRACT 2 — 107.46 SURVEYED ACRES

- FSA figures should indicate 102 farmland acres
- Edina, Belinda, Weller soils
- CSR2 56
- Currently in Row Crop production
- 24ft X 36ft 2-story barn with additional machinery storage
- Access is on the North by Primrose Rd.



TRACT 3 — 105.80 SURVEYED ACRES

- FSA figures should indicate 77.5 farmland acres
- Balance in Timber draws
- Weller, Lindley, Keswick soils
- CSR2 38.5 (42.2 on tillable)
- Currently in Hay Production
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Borders public hunting Shimek State Forest
- Small pond
- Attractive, secluded home sites
- Access is on the North and will be deeded from 210th St.



TRACT 4 — 88.91 SURVEYED ACRES

- FSA figures should indicate 86 farmland acres
- Weller, Belinda Ashgrove soils
- CSR2 40.5
- Currently in row-crop and hay production
- Access is on the North from 210th St.



TRACT 5 — 59.84 SURVEYED ACRES

- FSA figures should indicate 55 farmland acres
- Weller, Belinda, Ashgrove soils
- CSR2 42.5
- Currently in Row crop and Hay production
- Small pond
- Attractive, secluded home sites
- Access is on the North from 210th St.



TRACT 6 — 39.75 SURVEYED ACRES

- Lindley, Weller, Pershing soils
- CSR2 37.8
- Currently in Cattle Pasture
- Fenced and cross-fenced for cattle
- Potential pond sites
- Attractive home sites
- Access is on the East from 129th Ave.



**VIRTUAL LIVE LAND
AUCTION @ 10 AM!**

TRACT INFORMATION

TRACT 7 — 29.22 SURVEYED ACRES HOUSE & BUILDING

**2048 129TH AVENUE
DONNELLSON, IA**

- 3-bedroom 1 ½ story farm home
- Rathbun Rural Water
- Several machinery storage buildings, livestock buildings and livestock lots, pens and feeding facilities
- Access on the West from 129th Ave.



TRACT 7 DETAILS (DIMENSIONS ARE APPROXIMATE)

- 3-bedroom 1½ story farm home
- Detached garage #1: 24ft x 36ft w/ walk-up attic
- Detached garage #2: 24ft x 24ft
- White shed/granary: 20ft x 25ft w/ walk-up attic
- Lawn mower shed: 22ft x 26ft
- Cattle loafing shed: 27ft x 51ft (including over-hang)
- 2-story barn: 40ft x 42ft
 - South lean-to: 30ft x 60ft
 - East lean-to: 30ft x 80ft
- Open-front cattle shed: 32ft x 60ft (including over-hang)
- 128ft concrete fence line feed bunk
- Feed shed: 28ft x 40ft w/ 20ft X 80ft concrete silo and bulk bin
- 6500 bu. drying bin w/ drying floor & Shivers Compu Dry drying system
- 10,000 bu. grain bin w/ aeration fan
- Machine shed: 42ft x 106ft w/ 42ft x 44ft concrete floor shop area
- Open-front pole building: 72ft x 90ft

HOME DETAILS (DIMENSIONS ARE APPROXIMATE)

- 3 bedroom, 1 bath
- Full basement
- Large, eat-in country kitchen
- Open floor plan
- Kitchen: 12ft x 21ft
 - Breakfast bar
 - Large closet/pantry area
- Living Room: 12ft x 23ft Bay window
- Den/Office: 12ft x 12ft
- Full bath on 1st floor
- Bedroom #1: 9ft x 12ft (1st floor)
- Bedroom #2: 12ft x 12ft (2nd floor)
- Bedroom #3: 10ft x 12ft (2nd floor)
- Large closets
- Many storage areas
- Newer windows throughout
- Full basement
- 2009 Carrier high efficiency furnace



OPEN HOUSE DATES

MONDAY, SEPT. 8 | 9 AM - 2 PM
SATURDAY, SEPT. 13 | 9 AM - 12 PM
2048 129TH AVE. | DONNELLSON, IA



EQUIPMENT SELLING AT 1:00 PM — TIMED ONLINE!

HIGHLIGHTS

- John Deere 4055 MFWD Tractor, Factory ROPS, PS Transmission, 540/1000 PTO, SN: RW4055P003885, showing 4,933
- John Deere 569 Baler, mega wide plus, twine and net wrap, 5x6 bale, 14L-16.1 SL tires, 540PTO, 5,218 bales, SN 1E00569XLEE401106
- Kuhn GA 3200 Rotary Rake, 540 PTO, SN: 1132810B1230
- John Deere 3960 Pull Type Silage Chopper, 2 row wide, 1000 PTO, hyd. tongue, hyd. spout, SN: E000RCX916857
- John Deere 530 MOCO, 540 PTO, 3 meter cut, flails, SN: E00530T311510
- John Deere HX15 Bat Wing Mower, 540 PTO, 15ft., chains, stump jumpers, laminate tires, SN: WOHX15E001604
- Unverferth 430 Wagon, lights and brakes, 385/65R22.5 tires, SN:B17020109
- John Deere 7200 8 Row Planter, Max Emerge 2 vacuum, 8x36in. front fold, no till coulters, SN: H07200B304039
- Westfield 8in Auger, Swing away hopper
- John Deere 66 Silage Blower, 540PTO
- Shop Built 3pt. Log Splitter
- Shop tools, Livestock Equipment and much more!

**Loader & operator will
be available Wednesday,
September 17th to assist in
loading.**



**TIMED ONLINE AUCTION WITH NO
BUYER'S PREMIUMS OR RESERVES!**



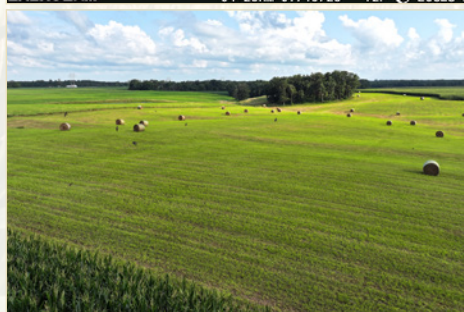
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LOGES FARM PHOTOS



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► **VIRTUAL & TIMED
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**LAND AUCTION
VIRTUAL LIVE @ 10 AM!**