

# MAHASKA COUNTY, IOWA LAND AUCTION

**VIRTUAL LIVE!** THURSDAY, NOVEMBER 13, 2025 @ 10:00 AM



442.5 OFFERED IN  
9 TRACTS  
SURVEYED ACRES



**OPEN HOUSE ON TRACT 9**

MONDAY, NOVEMBER 3<sup>RD</sup>

4:00 - 6:00 PM

2759 URBANA AVE. | CEDAR, IA

**KLEIN FARM, TIM & RUTH SPARKS, BRUCE & LISA LEWIS**

REPRESENTING ATTORNEY: HESLINGA LAW FIRM | DAVID D. DIXON  
118 N MARKET ST. | OSKALOOSA, IA 52577 | (641) 673-9481



AUCTION REPRESENTATIVE:  
**JOHN PROBASCO**  
(641) 856-7355

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

**MERIT AUCTIONS**

*"Specializing in Farm Real Estate & Ag Equipment"*

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

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## LOCATION

Merit Auctions is proud to represent this outstanding Mahaska County, Iowa Farm.

Land is located in Sections 22 & 27 of Spring Creek Township and Section 33 of White Oak Township.

Highly productive tillable farmland with CSR2 reaching 83, desirable recreational land and a ranch style home with outbuildings, grain bins and attractive hard surface road frontage. This farm sells with full farming rights for the 2026 season.

## TRACT INFORMATION

### TRACT 1 | 82.6 SURVEYED ACRES

- CSR2 77.4
- Currently in Row Crop Production
- Access is on the North by Pier Lane

### TRACT 2 | 80.1 SURVEYED ACRES

- CSR2 63
- Currently in Row Crop Production
- Access is on the South by 265th St.

### TRACT 3 | 80 SURVEYED ACRES

- CSR2 84.3
- Currently in Row Crop Production
- Access is on the North by 275th St.

### TRACT 4 | 77.3 SURVEYED ACRES

- CSR2 82.3
- Currently in Row Crop Production
- Access is on the North by 275th St.

### TRACT 5 | 32 SURVEYED ACRES

- CSR2 51.3
- Currently in Row Crop Production
- The balance of the tract is in wooded draws
- Access is on the South by 275th St.

### TRACT 6 | 35.6 SURVEYED ACRES

- CSR2 51.9
- Currently in Hay Production
- Access is on the South by 275th St.

### TRACT 7 | 12.3 SURVEYED ACRES

- CSR2 53.7
- Currently in Row Crop Production
- Access is on the South by 275th St.

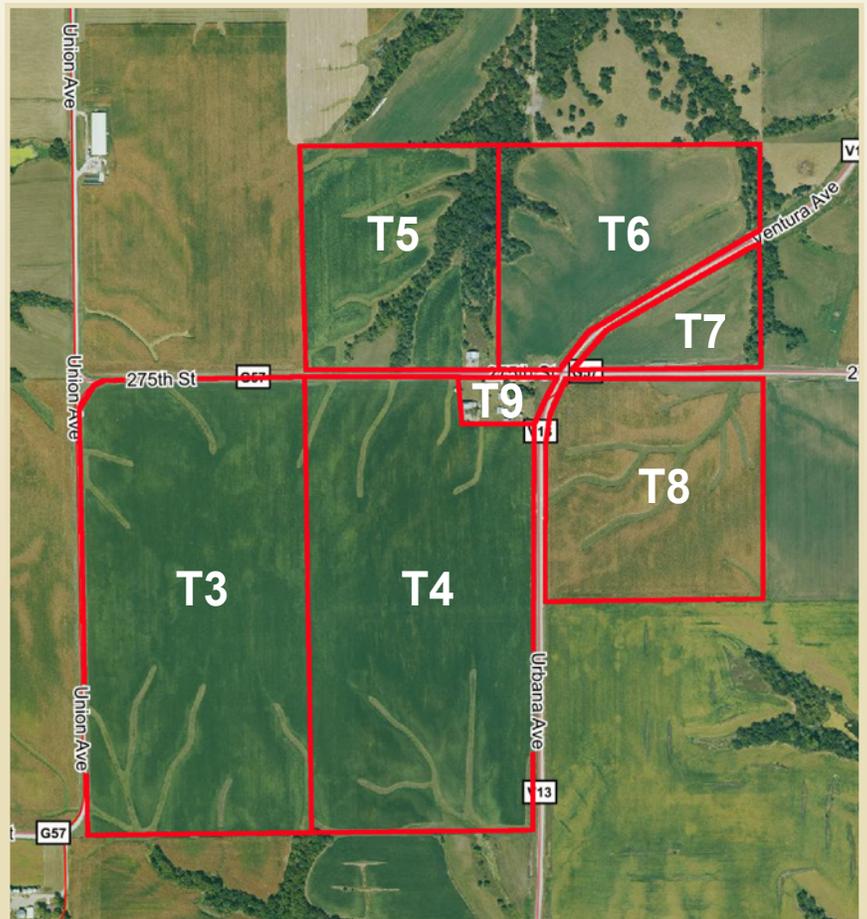
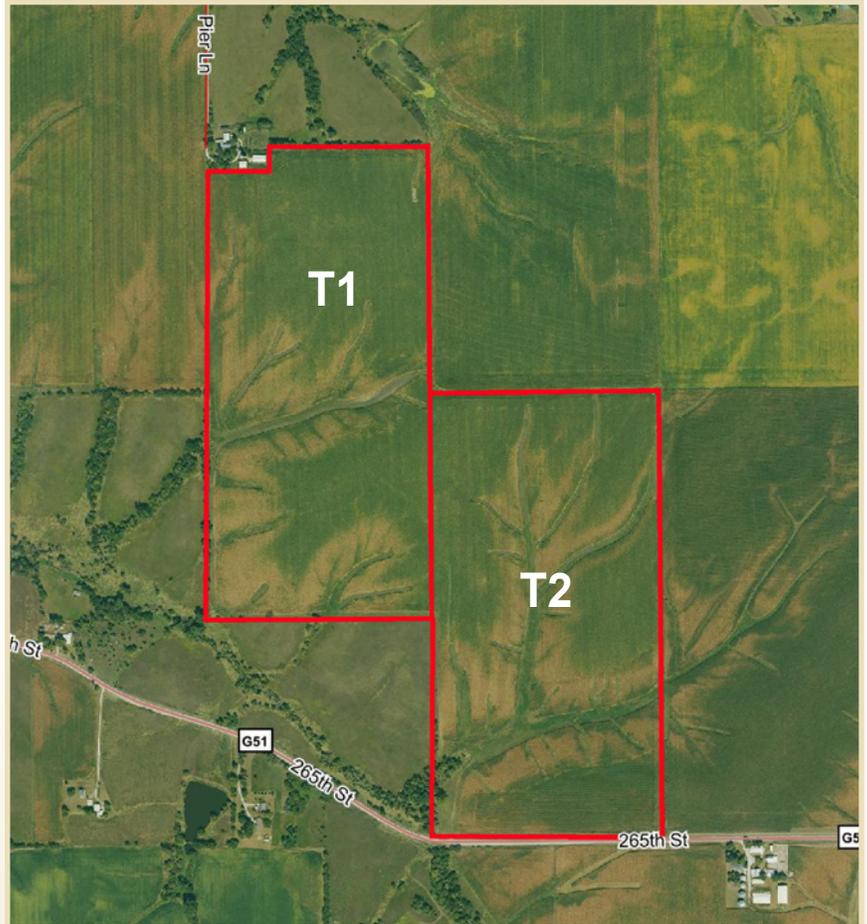
### TRACT 8 | 39.1 SURVEYED ACRES

- CSR2 81.7
- Currently in Row Crop Production
- Access is on the North by 275th St.

### TRACT 9 | HOUSE & BUILDINGS ON 3.5 SURVEYED ACRES

Address: 2759 Urbana Ave. | Cedar, IA

- 1 Story Ranch House just off Hard Surface Road
- 37ft.x32ft. Machine Shop
- 52ft.x40ft. Barn
- (2) Grain Bins & Silo
- Access is on the North by 275th St.





**TRACT 1**



**TRACT 2**



**TRACT 3**



**TRACT 4**



**TRACT 5**



**TRACT 6**



**TRACT 7**



**TRACT 8**



**TRACT 9**

## **METHOD**

The Klein farm will be sold in 9 individual tracts based on surveyed acres. Tracts 1-8 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 Tracts 1-8 for their high bid. Buyer’s Choice auctioning will continue until Tracts 1-8 have been sold. Tract 9 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 9. Subject to the Iowa Septic System Law the septic system will require testing, all testing and required updates 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.

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