

VIRTUAL LIVE!

HENRY COUNTY, IOWA

LAND AUCTION



116± OFFERED IN
3 TRACTS
ACRES

ADRIAN & CAROL BOX ESTATE **JANET M. STEFFENSMEIER, SELLER**

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

TUESDAY,
MARCH 24,
2026
@ 10:00 AM



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”

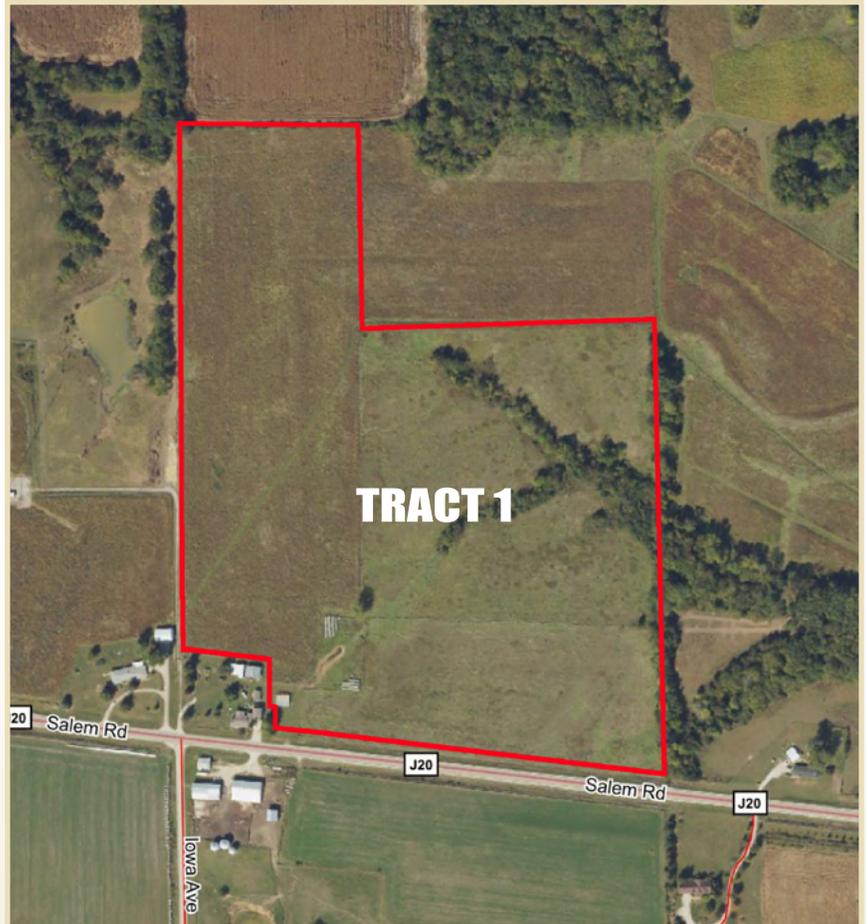
P O Box 509 | 6135 Reve Court
Ft. Madison, IA 52627
(833) 273-9300 | www.MeritAuctions.com

LOCATION

Land is located in Sections 21 & 22, T70N•R6W, Henry County, IA.

The Box Estate Farm is located approximately 7 miles south of Mt. Pleasant, IA; approximately 20 miles west of Burlington, IA and approximately 17 miles north of Ft. Madison, IA.

Directions: From Mt. Pleasant, IA, travel south on Hwy. 218 approximately 7 miles to J20 (Salem Road), turn left or east, travel 3/4 mile to Tract 1, then continue east on J20 to Jewel Avenue and turn left or north to Tracts 2 & 3.



TRACT INFORMATION

TRACT 1 | 40± ACRES

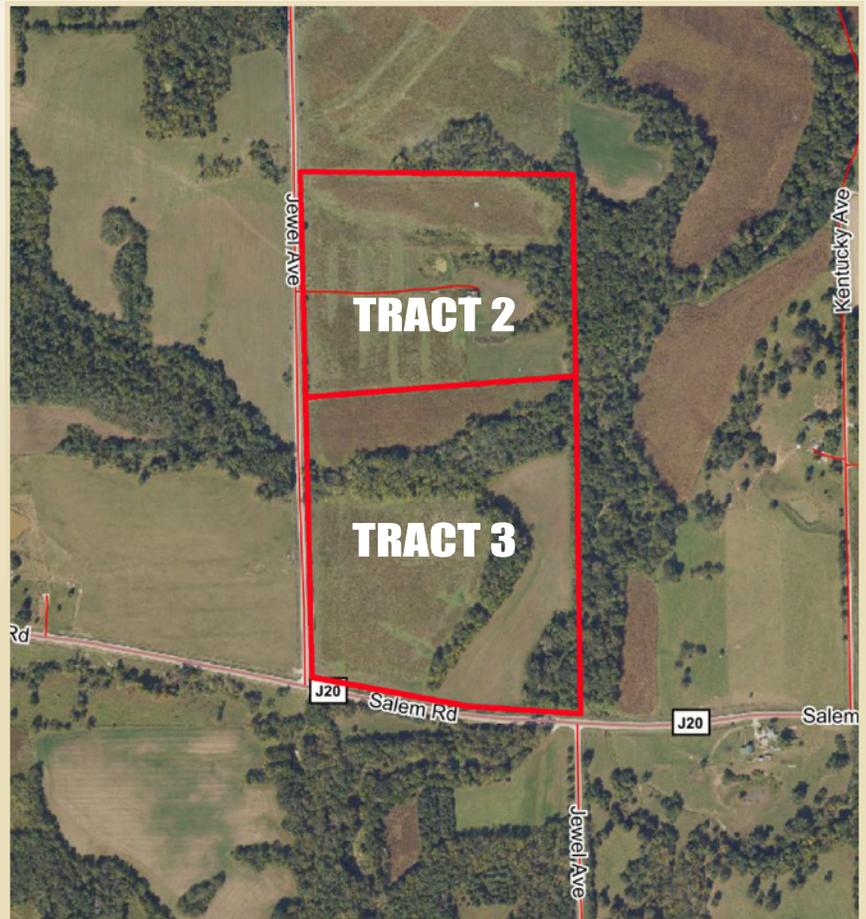
- CSR2 52.8
- This farm has recently been removed from the CRP program and is free and clear for the 2026 farming season
- Access is on the south by J20 (Salem Road)

TRACT 2 | 31± ACRES

- CSR2 61.8 on tillable
- This farm has recently been removed from the CRP program and is free and clear for the 2026 farming season
- Access is on the west by Jewel Ave.

TRACT 3 | 45± ACRES

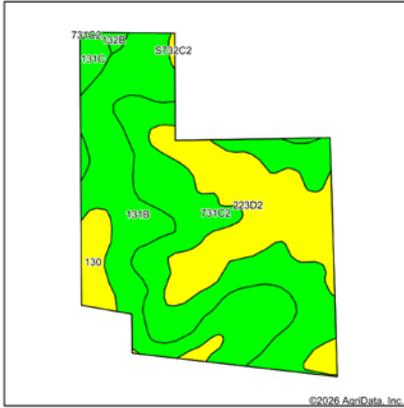
- CSR2 80 on tillable
- Currently in hay production and former CRP
- This farm has recently been removed from the CRP program and is free and clear for the 2026 farming season
- Tract has some tile and terraces
- Access is on the west by Jewel Ave. & on the south by J20 (Salem Road)



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

www.MeritAuctions.com

TRACT 1 SOILS



State: Iowa
 County: Henry
 Location: 21-70N-6W
 Township: Jackson

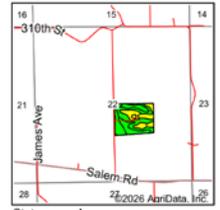
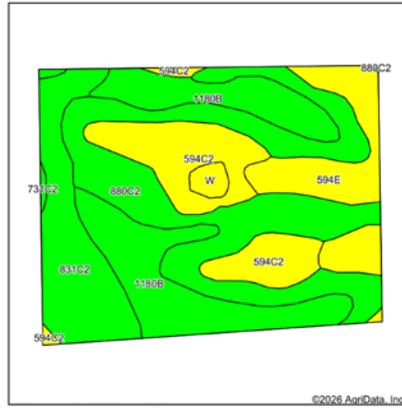


Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	14.20	35.0%		IIIe	80.0	23.2	62	45	68	56
131B	Pershing silt loam, 2 to 5 percent slopes	12.02	31.9%		IIIe	80.0	23.2	70	67	74	59
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	10.00	24.7%		IvE	97.6	28.3	19	9	57	43
130	Belinda silt loam, 0 to 2 percent slopes	2.11	5.2%		IIIw	201.6	56.5	47	63	75	63
131C	Pershing silt loam, 5 to 9 percent slopes	0.03	2.3%		IIIe	80.0	23.2	05	49	72	58
132B	Weller silt loam, 2 to 5 percent slopes	0.24	0.6%		IIIe	80.0	23.2	67	60	89	80
9732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.11	0.3%		IIIe	0.0	0.0	59		81	67
Weighted Average						3.25	90.5	26.2	53.2	^	^n 67.8

TRACT 2 SOILS



State: Iowa
 County: Henry
 Location: 22-70N-6W
 Township: Jackson



Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	9.97	31.2%		IIIe	187.2	54.3	71	60	75	61
1180B	Keomah silt loam benches 2 to 5 percent slopes	7.53	23.7%		IIIe	80.0	23.2	77	73	88	77
594C2	Galland loam, heavy loess, 5 to 9 percent slopes, moderately eroded	5.05	15.9%		IIIe	115.2	33.4	23	18	71	52
831C2	Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	4.87	15.3%		IIIe	80.0	23.2	64	45	69	57
594E	Galland loam, 14 to 18 percent slopes	3.84	12.1%		VIIe	86.0	25.5	8	5	57	41
W	Water	0.40	1.3%			0.0	0.0	0	0	0	0
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	0.15	0.5%		IIIe	80.0	23.2	62	45	68	56
Weighted Average						^	119.1	34.6	55.2	46.6	^n 73.4

METHOD AND TERMS

All 3 tracts will be sold on a price per acre basis, based on deeded acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect any or all tracts for their high bid. If the high bidder does not elect all tracts, then the remaining tracts will be offered in the same manner until all are sold.

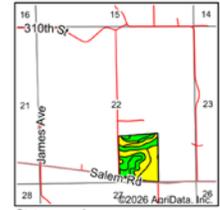
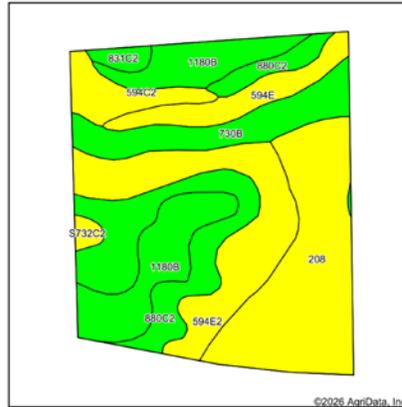
The tracts will NOT be offered in their entirety at the conclusion of the auction. Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

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. 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.

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 3 SOILS



State: Iowa
 County: Henry
 Location: 22-70N-6W
 Township: Jackson



Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
208	Kiun fine sandy loam, 0 to 2 percent slopes	11.20	24.3%		IIIw	164.8	47.8	54	55	61	45
594E2	Galland loam, heavy loess, 14 to 18 percent slopes, moderately eroded	8.32	18.0%		VIIe	86.0	25.5	6	5	56	38
880C2	Clinton silt loam, terrace, 5 to 9 percent slopes, eroded	7.97	17.2%		IIIe	187.2	54.3	71	60	75	61
1180B	Keomah silt loam benches 2 to 5 percent slopes	7.74	16.7%		IIIe	80.0	23.2	77	73	88	77
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	4.67	10.1%		IIIw	209.6	60.8	80	64	70	65
594E	Galland loam, 14 to 18 percent slopes	2.98	6.4%		VIIe	86.0	25.5	8	5	57	41
594C2	Galland loam, heavy loess, 5 to 9 percent slopes, moderately eroded	2.29	5.0%		IIIe	115.2	33.4	23	18	71	52
831C2	Pershing silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	0.64	1.4%		IIIe	80.0	23.2	64	45	69	57
9732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	0.40	0.9%		IIIe	0.0	0.0	59		81	67
Weighted Average						3.22	136.1	39.2	50.4	^	^n 68.6



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