

Louisa County, Iowa LAND AUCTION

VIRTUAL LIVE!

TUESDAY, MARCH 31, 2026 @ 10:00 AM

128± OFFERED IN
4 TRACTS
ACRES

**TRACT 5
HENRY COUNTY, IA**



OPEN HOUSE ON REAL ESTATE - TRACT 5

WEDNESDAY, MARCH 25

9:00 AM - 3:00 PM

401 N. CLARK ST. | WINFIELD, IA

MAE JUNE JENNINGS ESTATE, ROYAL JENNINGS TRUST & JOHN SCIESZINSKI

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

ALSO SELLING – TIMED ONLINE!
TUESDAY, MARCH 31, 2026 @ 1:00 PM

EQUIPMENT & PERSONAL PROPERTY

**EQUIPMENT LOCATED AT
3248 S. AVENUE | WINFIELD, IA**

EQUIPMENT INSPECTION: WED., MARCH 25 | 1 PM - 3 PM

**PERSONAL PROPERTY LOCATED AT
401 N. CLARK ST., WINFIELD, IA**

INSPECTION: WED., MARCH 25 | 9 AM - 3 PM



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

*Auction to be conducted as a
virtual live & timed online 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 19 & 30 of T74N•R4W, Louisa County, IA.

Farmers, investors and sportsmen, make plans to participate in this virtual live Louisa County, Iowa land auction! Tract 1 represent an excellent opportunity to purchase highly productive Iowa farmland with a CSR2 of 88.4. Tract 2 offers endless opportunities for recreational use or potential home site. Tracts 3 & 4 offer secluded timber and Tract 5 is a house in Winfield on a corner lot. This farm sells with full farming rights for the 2026 season.

TRACT INFORMATION

TRACT 1 | 79± ACRES

- Taintor, Mahaska silty clay loam and Givin silt loam soils
- CSR2 88.4
- Currently in row crop production
- Access is on the North by 90th St. and on the East by T Ave.

TRACT 2 | 39± ACRES

- Clinton silt loam, Lindley loam and Clinton silt loam soils
- CSR2 49.4
- This tract has wooded hills and draws with all of wildlife that Southern Iowa has to offer
- Access is on the South by 90th St.

TRACT 3 | 5± ACRES

- This tract is fully covered in timber
- Access via public ground through Cairo Woods Wildlife Area

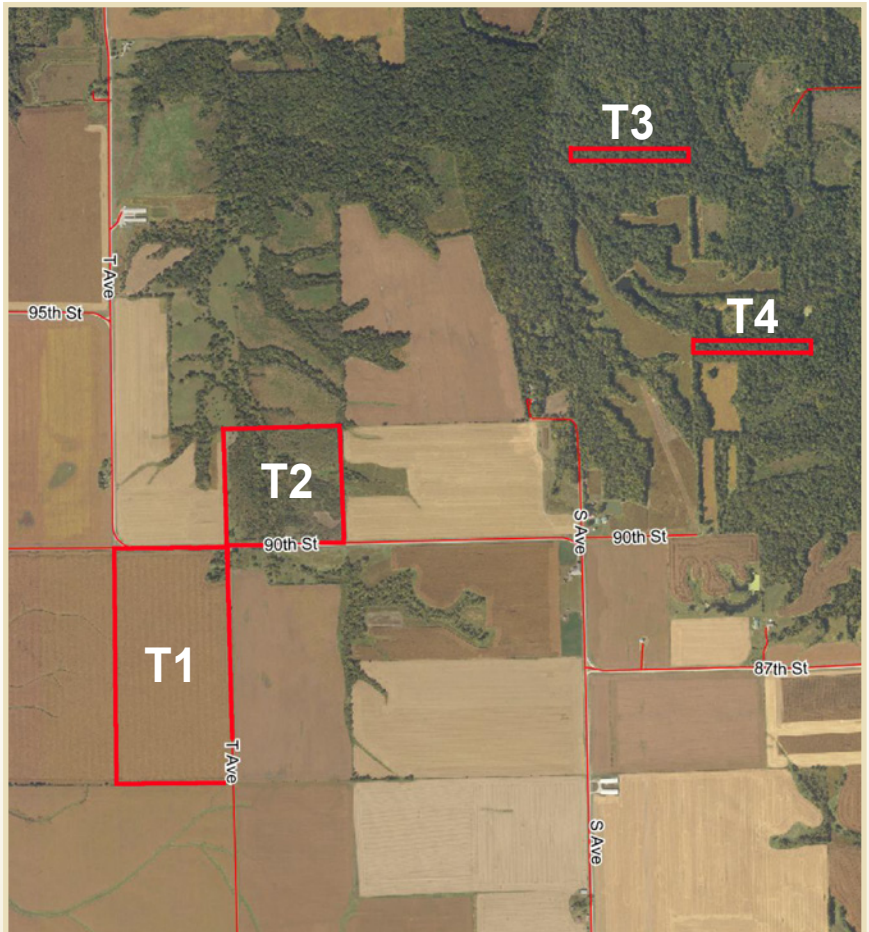
TRACT 4 | 5± ACRES

- This tract is fully covered in timber
- Access via public ground through Cairo Woods Wildlife Area

TRACT 5 | HOUSE & CORNER LOT

Address: 401 N. Clark St. | Winfield, IA

- 3 bedroom, 2 bath house on corner lot
- Physical Address: 401 N Clark St., Winfield, IA 52659
- Constructed in 1950
- Lot Area 0.59 Acres
- 2,056 sq. ft. house
- Full basement
- Spacious living room with fireplace
- Dining room / living room
- Connected one car garage
- Concrete patio / carport area
- 12 ft. x 16 ft. garden shed
- Access on the east by Clark St and on the south by W Hagler St.



METHOD AND TERMS

All 4 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. Tract 5 will then be sold for a "lump sum" total dollar amount.

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.

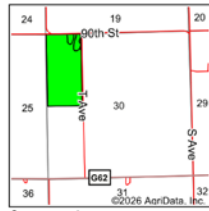
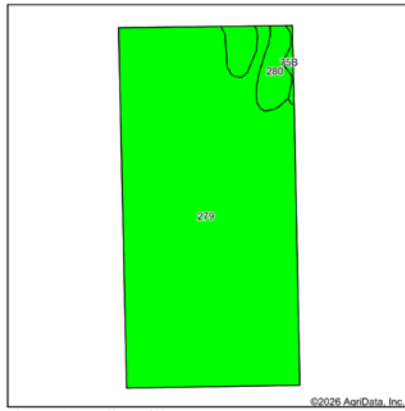
At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email, in person or DocuSign. The real estate taxes will be prorated to the date of closing. Possession will be given at the time of closing. 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.

www.MeritAuctions.com



TRACT 1 SOILS



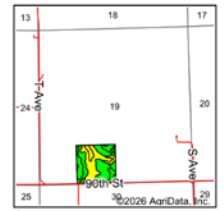
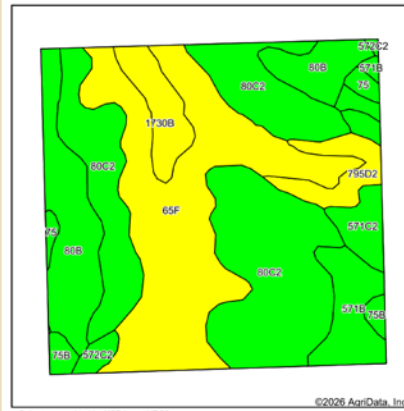
State: Iowa
 County: Louisa
 Location: 30-74N-4W
 Township: Marshall



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
279	Talitor silty clay loam, 0 to 2 percent slopes	71.86	93.8%	Green	Illv	217.6	63.1	83	88	82	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	4.33	5.7%	Green	Ilv	230.4	66.8	94	95	87	76
75B	Grvin silt loam, 2 to 5 percent slopes	0.41	0.5%	Yellow	Ille	209.6	60.8	80	81	89	82
Weighted Average						1.94	218.3	62.3	83.6	88.4	*n 82.3

TRACT 2 SOILS



State: Iowa
 County: Louisa
 Location: 19-74N-4W
 Township: Elm Grove



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	14.07	35.7%	Green	Ille	187.2	54.3	69	60	74	61
85F	Lindley loam, 18 to 25 percent slopes	11.59	29.4%	Yellow	Vllle	115.2	33.4	6	10	52	36
80B	Clinton silt loam, 2 to 5 percent slopes	5.34	13.5%	Yellow	Ille	208.0	60.3	80	80	82	73
571B	Hedrick silt loam, 2 to 5 percent slopes	2.51	6.4%	Yellow	Ille	224.0	65.0	85	82	84	88
1730B	Nodaway-Klum complex, channeled, 0 to 5 percent slopes	1.67	4.2%	Yellow	Ilhv	120.0	34.8	25	25	46	36
795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	1.48	3.7%	Yellow	Ivle	88.0	25.5	7	8	48	35
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	1.35	3.4%	Green	Ille	203.2	58.9	75	62	87	76
75B	Grvin silt loam, 2 to 5 percent slopes	0.58	1.5%	Yellow	Ille	209.6	60.8	80	81	89	82
572C2	Inton silt loam, 5 to 9 percent slopes, moderately eroded	0.45	1.1%	Green	Ille	187.2	54.3	69	57	86	71
75	Grvin silt loam, 0 to 2 percent slopes	0.44	1.1%	Yellow	Ilv	217.6	63.1	83	85	89	82
Weighted Average						3.98	165.9	48.1	49.4	46.6	*n 68.7

GO TO WWW.MERITAUCTIONS.COM FOR ADDITIONAL PHOTOS & DETAILS!

Henry County, Iowa EQUIPMENT AUCTION TIMED ONLINE

TUESDAY, MARCH 31, 2026 @ 1:00 PM
 Equipment is located at 3248 S. Avenue | Winfield, Iowa



- Massey Ferguson 8780XP combine, hydrostatic rotor drive, Cummins engine, Cyclone chaff spreader, lateral tilt feeder house, 24.5-32 front tires, 14.9-24 rear tires, 3,378 engine hours, 2,286 separator hours, SN: 8780-HK87179
- Massey Ferguson 25ft. bean head, sells with head cart, AWS airbar, SN: 25F-HL844449
- Oliver 1650 2WD Tractor, Hydra Power drive, 2 hyd. outlets, 540 PTO, 6.50-16 front tires, 16.9-34 rear tires, showing 4,551 hours, SN: 158337A
- Sudenga 8x31 Truck Auger, with Honda GX 390 engine, 15in tires, SN: 45-4392
- Caldwell grain cart, 540 PTO, 50x20.0-20 tires, SN: 575
- Brady field cultivator, 15in. tires

Inspection: Wednesday, March 25 from 1:00 PM – 3:00 PM
 Loadout: Wednesday, April 1 from 9:00 AM – 2:00 PM

ROYAL JENNINGS TRUST

Henry County, Iowa EQUIPMENT AUCTION TIMED ONLINE

TUESDAY, MARCH 31, 2026 @ 1:00 PM
 Items located at 401 N. Clark Street | Winfield, IA 52659



This auction includes antiques, furniture and collectible glassware.

- 2003 Honda Pilot SUV, showing 133,839 miles
- Samsung 50in. TV
- (4) Cast Iron skillet
- Blue Corn Flower Corningware
- Rose Vision Ware Glassware
- Western #3 crock
- Assorted albums and 45's
- Tea serving set
- Beverage cart with dropleaf
- Drexel china hutch



Check website for complete listing!

Inspection: Wednesday, March 25 from 9:00 AM – 3:00 PM
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