

VIRTUAL LIVE!

DES MOINES COUNTY, IOWA

LAND AUCTION

TUESDAY, APRIL 14, 2026 @ 10:00 AM

**60±
ACRES**
(SUBJECT TO SURVEY)
2 TRACTS



OPEN HOUSE: THURS., APRIL 2 | 11 AM - 3 PM
11073 N GEAR AVE. | BURLINGTON, IA

NANCY LEAH PFEIFF ESTATE

REPRESENTING ATTORNEY: TIMOTHY D. ROBERTS
ANDERSON, ROBERTS, PORTH, WALLACE, STEWART & WERNER LLP
524 N. MAIN STREET | BURLINGTON, IA 52601 | (319) 754-7585



AUCTION REPRESENTATIVE:
KAYCEE MCGREGOR
(319) 670-8532

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

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LOCATION

Make plans now to participate in this upcoming Des Moines County, Iowa Land Auction!

Selling approximately 60± acres (subject to survey) located in Section 27, T70N•R3W, Des Moines County, IA. To be sold in 2 tracts.

This farm is located just north of West Burlington, Iowa and offers a nice secluded acreage off of a hard surface road. The tillable CSR2 averages 73. This property also offers a diverse mix of hardwoods and cover for whitetail deer, turkeys and other wildlife.

TRACT INFORMATION

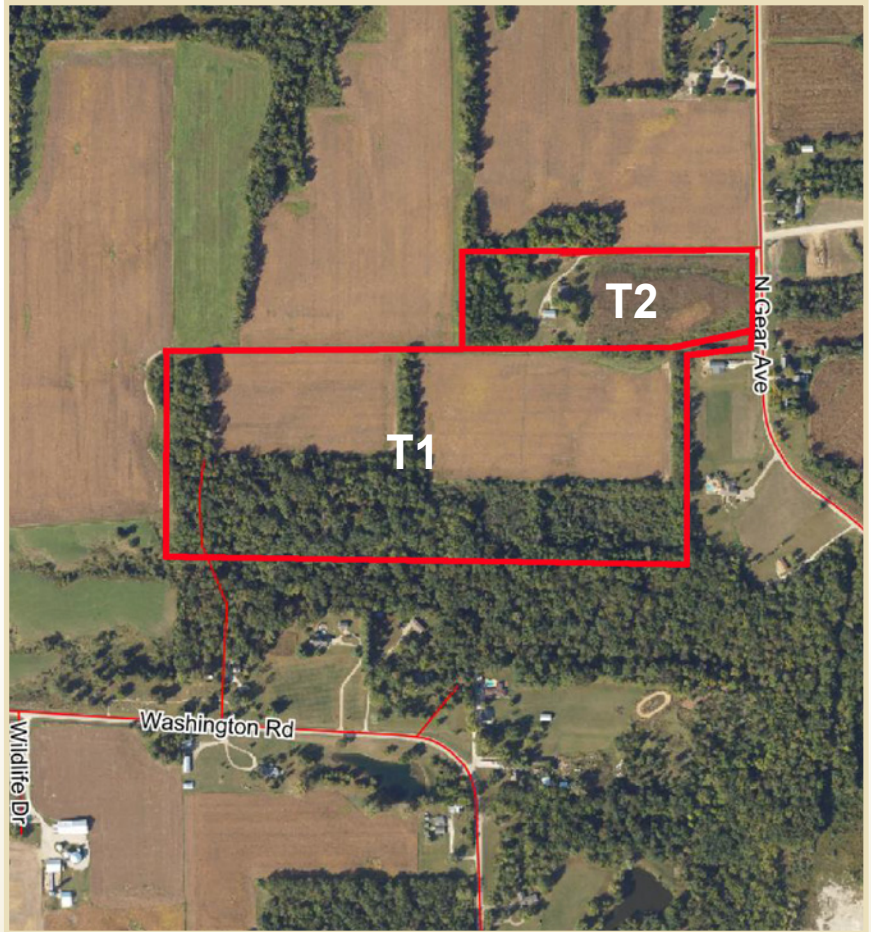
TRACT 1 | 49.7± ACRES (Subject to Survey)

- Clinton silt, Keomah silt and Givin silt soils
- FSA maps should indicate 25.09 cropland acres
- CSR2 73
- Currently in row crop production
- Balance in timber
- Access is on the east by Gear Ave.

TRACT 2 | HOUSE AND 12.1 ACRES± (Subject to Survey)

Physical Address: 11073 N Gear Ave, Burlington, IA

- Clinton silt and Keomah silt soils
- FSA maps should indicate 7.26 cropland acres
- CRP income of \$210 per acre enrolled until 2031
- CSR2 74.8
- 2 Bedroom, 2½ Bath Ranch Style House
- Access is on the east by Gear Ave.
- House Details: (dimensions are approximate)
 - Constructed in 1977
 - 2 Bedroom, 2½ Bath Ranch Style House
 - Full walkout basement
 - Back Deck - 16ft. x 12ft.
 - Front Porch - 6ft. x 10ft.
 - Large eat-in country kitchen
 - Open floor plan
 - Kitchen - 10ft. x 27ft.
 - Kitchen Island - 36in. x 66in.
 - Kitchen cabinet pantry 36in. x 12in. x 84in. tall
 - Living Room #1 - 17ft. x 15ft., with Heatilator Gas Fireplace
 - Living Room #2 - 15ft. x 27ft., large bay window, vaulted ceiling
 - Laundry Room/Potential Bedroom - 8ft. x 15ft., with closet
 - Master Bedroom - 11ft. x 17ft., with (2) closets
 - Southeast Bedroom - 11ft. x 11ft., with (2) closets
 - Upstairs main bathroom - 7ft. x 5ft.
 - ½ Bathroom - 7ft. x 4ft.
 - Basement Bathroom - 9ft. x 6ft.
 - Basement Workshop - 14ft. x 27ft.
 - Heat Sources - Boiler Heat, Smith Cast Iron Boiler, Optional Woodstove Furnace Boiler
 - Amana Central Air Unit
 - Richmond 40 Gallon LP Water Heater
 - Newer vinyl windows throughout
 - Detached Garage - 30ft. x 50ft.
 - (1) Sliding Double Doors - 9ft. x 15ft.
 - (1) 8ft. x 16ft. Over Head Garage Door with Opener
 - Concrete Floors
 - Metal siding and roof



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METHOD

The Pfeiff farm will be sold in 2 individual tracts based on surveyed acres. Tract 1 will be sold on a price per acre basis. Tract 2 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 2026 crop lease. Tract 1 sells free & clear for the 2027 farming season. Full possession will be given at the time of closing for Tract 2. Subject to the Iowa Septic System Law the septic systems on Tract 2 is exempt from any testing and upgrades. Any future septic system testing, and upgrades will be at the buyer(s) expense.

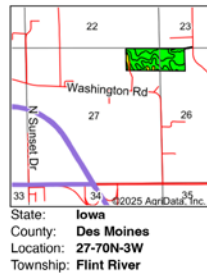
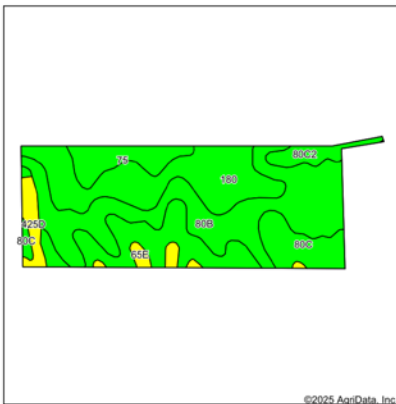
The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with 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.



BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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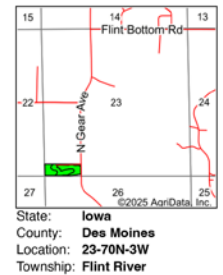
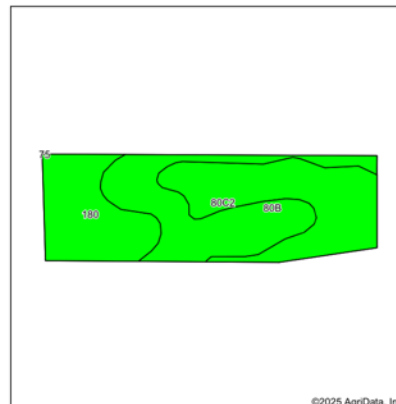
SOIL MAP TRACT 1



Soils data provided by USDA and NRCS. ©2025 AgriData, Inc.

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class % | 1 Corn Bu | 1 Soybeans Bu | CSR2** | 1n NCCPI Overall | 1n NCCPI Corn | 1n NCCPI Small Grains | 1n NCCPI Soybeans |
|-------------------------|--|-------------|------------------|-------------|-----------------|----------------|----------------|----------------|------------------|---------------|-----------------------|-------------------|
| 80B | Clinton silt loam, 2 to 5 percent slopes | 16.35 | 34.8% | ■ | Ille | 208.0 | 60.3 | 80 | 82 | 82 | 70 | 73 |
| 180 | Keomah silt loam, 1 to 3 percent slopes | 11.58 | 24.6% | ■ | Iw | 80.0 | 23.2 | 76 | 90 | 90 | 78 | 79 |
| 80C | Clinton silt loam, 5 to 9 percent slopes | 11.37 | 24.2% | ■ | Ille | 192.0 | 55.7 | 72 | 79 | 79 | 67 | 70 |
| 75 | Givin silt loam, 1 to 3 percent slopes | 3.38 | 7.2% | ■ | Iw | 217.6 | 63.1 | 80 | 90 | 90 | 80 | 82 |
| 80C2 | Clinton silt loam, 5 to 9 percent slopes, eroded | 1.74 | 3.7% | ■ | Ille | 187.2 | 54.3 | 69 | 74 | 74 | 63 | 61 |
| 425D | Keswick loam, 9 to 14 percent slopes | 1.54 | 3.3% | ■ | Ive | 88.0 | 25.5 | 7 | 60 | 60 | 58 | 45 |
| 65E | Lindley loam, 14 to 18 percent slopes | 1.05 | 2.2% | ■ | Ive | 139.2 | 40.4 | 23 | 65 | 65 | 50 | 48 |
| Weighted Average | | 2.07 | 167.1 | 48.4 | 73 | *n 82.4 | *n 82.4 | *n 70.9 | *n 72.5 | | | |

SOIL MAP TRACT 2



Soils data provided by USDA and NRCS. ©2025 AgriData, Inc.

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class % | 1 Corn Bu | 1 Soybeans Bu | CSR2** | 1n NCCPI Overall | 1n NCCPI Corn | 1n NCCPI Small Grains | 1n NCCPI Soybeans |
|-------------------------|--|-------------|------------------|-------------|-----------------|----------------|----------------|----------------|------------------|---------------|-----------------------|-------------------|
| 80C2 | Clinton silt loam, 5 to 9 percent slopes, eroded | 4.58 | 37.9% | ■ | Ille | 187.2 | 54.3 | 69 | 74 | 74 | 63 | 61 |
| 80B | Clinton silt loam, 2 to 5 percent slopes | 4.34 | 35.8% | ■ | Ille | 208.0 | 60.3 | 80 | 82 | 82 | 70 | 73 |
| 180 | Keomah silt loam, 1 to 3 percent slopes | 3.19 | 26.3% | ■ | Iw | 80.0 | 23.2 | 76 | 90 | 90 | 78 | 79 |
| Weighted Average | | 2.11 | 166.4 | 48.3 | 74.8 | *n 81.1 | *n 81.1 | *n 69.5 | *n 70 | | | |

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