

VIRTUAL LIVE | DES MOINES COUNTY, IA LAND AUCTION

TUESDAY, JUNE 23, 2026 @ 10:00 AM CDT

**56± ACRES
2 TRACTS**

**OPEN HOUSE:
THURSDAY, JUNE 11
3:00 PM – 5:00 PM**



**PHYSICAL ADDRESS:
14028 US HWY 61 | BURLINGTON, IA**

JAMES MILLER ESTATE
CO-EXECUTORS - BOB MILLER AND PENNY DOPLER

REPRESENTING ATTORNEY:

T.J. WERNER | ANDERSON, ROBERTS, PORTH, WALLACE, STEWART & WERNER LLP
524 N. MAIN STREET | BURLINGTON, IA 52601 | (319) 754-7585



**AUCTION REP:
KAYCEE MCGREGOR
(319) 670-8532**

MERIT AUCTIONS

"Specializing in Farm Real Estate & Ag Equipment"

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Ft. Madison, IA 52627

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AUCTION TO BE CONDUCTED
AS A VIRTUAL LIVE AUCTION. IF
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CONTACT OUR OFFICE AT:
(833) 273-9300

LOCATION

The Miller farm is located in Section 2, T70N•R3W, Flint River Township, Des Moines County, Iowa 6 miles North of West Burlington, IA off of US Highway 61.

Make plans now to participate in this upcoming Des Moines County, Iowa Land Auction. Tract 1 offers productive tillable farmland with a CSR2 of 80.

Tract 2 offers a well-maintained 2-story home and several outbuildings that will be situated on approximately 2.3 acres. These tracts are conveniently located on a hard surface road just north of West Burlington, IA. This is an auction you won't want to miss!

TRACT INFORMATION

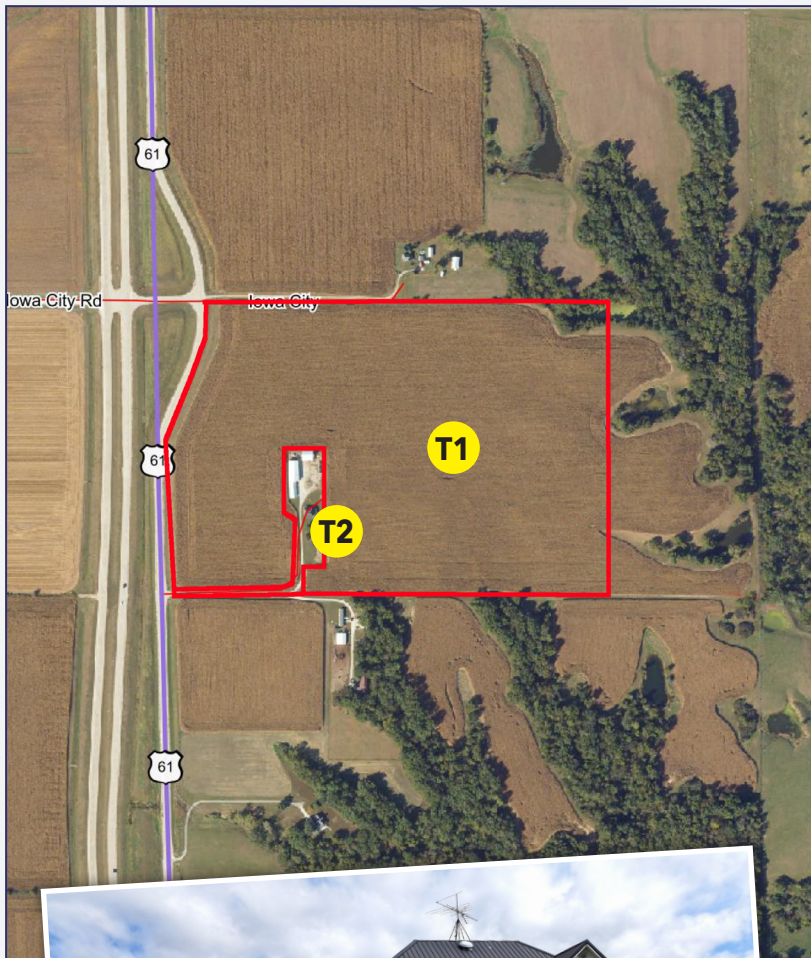
Tract 1 | 54 Acres± (Subject to Survey)

- FSA maps should indicate 51 cropland acres
- Givin, Mahaska & Clinton soils
- CSR2 is 80.8
- Improved with tile
- Cash rent for the 2026 crop year will be obtained by the new buyer
- Access is on the west by US 61

Tract 2 | 2 Story Home & 2.3 Acres± (Subject to Survey)

Physical Address: 14028 US Hwy 61 | Burlington, IA

- This tract is improved with an attractive 2 story home that offers 2 bedrooms, 2 bath with 2,136 sq. ft. of living area
- Improvements of the property include a 72ft.x28ft. machine shed, 90ft.x40ft. machine shed and 50ft.x40ft. open side shed
- Rathbun Rual Water
- Conveniently located just north of West Burlington, IA or 9.5 miles south of Mediapolis, IA
- Access is on the west by US 61



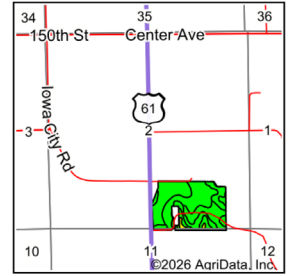
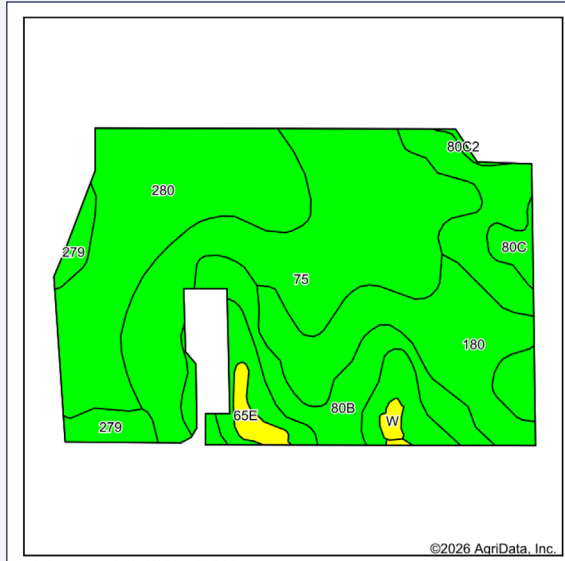
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Virtual aerial video available online!

WWW.MERITAUCTIONS.COM



State: **Iowa**
 County: **Des Moines**
 Location: **2-70N-3W**
 Township: **Flint River**



Soils data provided by USDA and NRCS.

Area Symbol: IA057, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %	¹ Corn Bu	¹ Soybeans Bu	CSR2**	CSR	ⁿ NCCPI Corn	ⁿ NCCPI Soybeans	
75	Givin silt loam, 1 to 3 percent slopes	15.66	29.0%			Iw	217.6	63.1	80	75	90	82
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.91	23.9%			Iw	230.4	66.8	94	95	87	78
80B	Clinton silt loam, 2 to 5 percent slopes	10.00	18.5%			Ile	208.0	60.3	80	80	82	73
180	Keomah silt loam, 1 to 3 percent slopes	8.41	15.6%			Iw	80.0	23.2	76	76	90	79
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.44	6.4%			Ille	187.2	54.3	69	60	74	61
279	Taintor silty clay loam, 0 to 2 percent slopes	1.80	3.3%			Ilw	217.6	63.1	83	88	82	70
65E	Lindley loam, 14 to 18 percent slopes	0.78	1.4%			Ive	139.2	40.4	23	30	65	49
80C	Clinton silt loam, 5 to 9 percent slopes	0.77	1.4%			Ille	192.0	55.7	72	65	79	70
W	Water	0.29	0.5%				0.0	0.0	0	0		
Weighted Average							192.9	55.9	80.8	79.1	*n 85.5	*n 76.1

METHOD

The James Miller Estate 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, on or before Monday, August 10, 2026 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, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. The farm will sell free & clear for the 2027 crop year. 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.



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