

VIRTUAL LIVE!

LOUISA COUNTY, IOWA

LAND AUCTION

TUESDAY, JUNE 23, 2026 @ 1:00 PM

**52±
ACRES**
(SUBJECT TO SURVEY)
2 TRACTS



TRACT 1



TRACT 2

KENNETH & MARCIA ROBERTSON

REPRESENTING ATTORNEY: PAUL A. MILLER | MILLER LAW OFFICE
114 E. MONROE STREET | MT. PLEASANT, IA 52641 | (641) 472-5049



AUCTION REPRESENTATIVE:
JOHN PROBASCO
(641) 856-7355

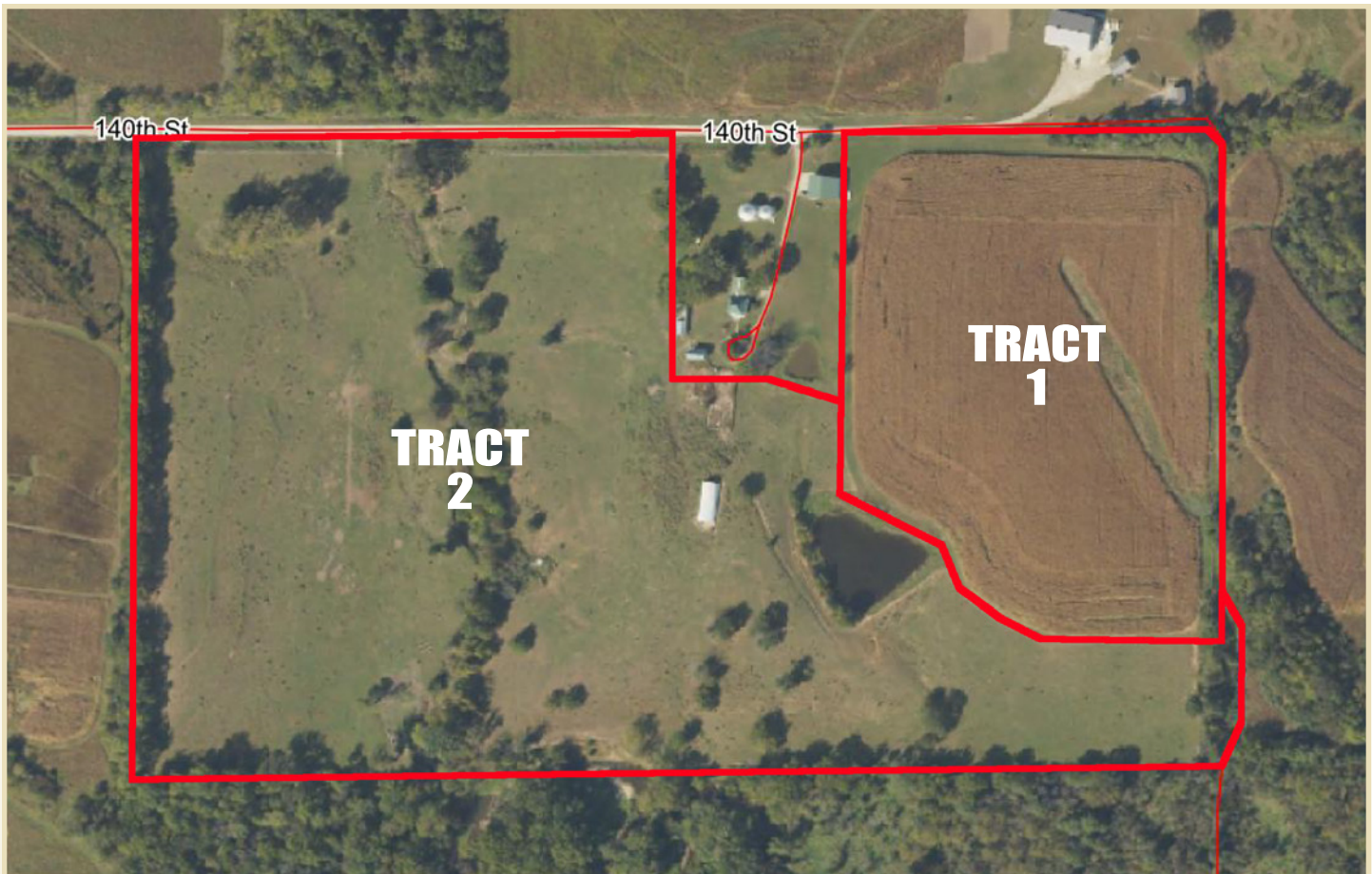
*Auction to be conducted as a
virtual live auction.
Please call auction company for
assistance.
(833) 273-9300*

MERIT AUCTIONS

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LOCATION

The Robertson farm is located in Section 32, T75N•R5W, Columbus City Township, Louisa County, Iowa approximately 9 miles southwest of Columbus Junction, IA off of County Road W66.

Tract 1 offers tillable farmland with a CSR2 of 48.

Tract 2 offers 38 acres of pasture with a pond, hoop building and creek. This tract is also fenced for livestock. These tracts are conveniently located just off of a hard surface road and very secluded. This is an auction you won't want to miss!

TRACT INFORMATION

TRACT 1 | 14± ACRES

- CSR2 48.3
- Farm consists of tillable row cropland
- Soils consist of Clinton silt loam and Lindley-Keswick complex soils
- Access is from the north by 140th Street

TRACT 2 | 38± ACRES (Subject to survey)

- CSR2 32.4
- Farm consists of pastureland and is improved with a hoop building, pond and creek access
- Soils consist of Nodaway-Klum complex, Clinton & Lindley soils
- Access is from the north by 140th Street



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 2

METHOD AND TERMS

Both tracts will be sold on a price per acre basis, based on a survey that is currently in progress and will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect either or both tracts for their high bid. If the high bidder does not elect both tracts, the remaining tract will then be 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.

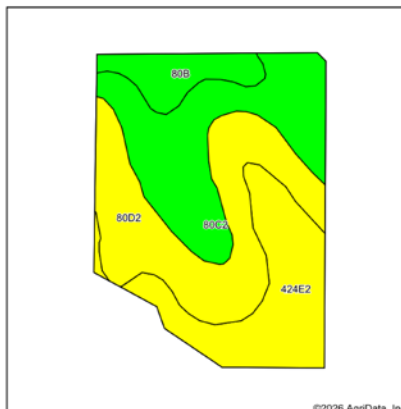
Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 45 days, upon delivery of a merchantable abstract and deed.

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.

Virtual aerial video online!
www.MeritAuctions.com

TRACT 1 SOILS



State: Iowa
County: Louisa
Location: 32-75N-5W
Township: Columbus City

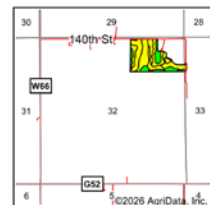
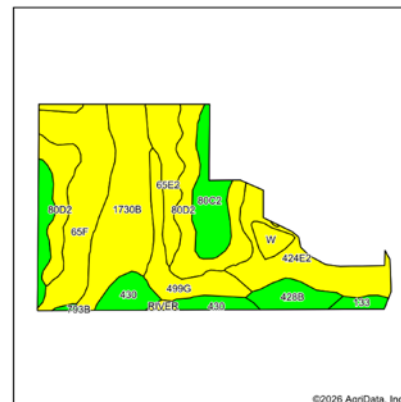


Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	4.88	34.3%		IIIe	158.4	45.9	46	50	71	57
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	4.46	31.5%		IIIe	187.2	54.3	69	60	74	61
424E2	Lindley-Keevick complex, 14 to 18 percent slopes, moderately eroded	3.61	25.5%		VIe	108.8	31.6	15	5	56	38
80B	Clinton silt loam, 2 to 5 percent slopes	1.23	8.7%		IIIe	208.0	60.3	80	80	82	73
Weighted Average						3.68	159.1	46.2	48.3	44.3	*n 69.1

TRACT 2 SOILS



State: Iowa
County: Louisa
Location: 32-75N-5W
Township: Columbus City



Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	% Corn Bu	% Soybeans Bu	CSR2**	CSR	% NCCPI Corn	% NCCPI Soybeans
1730B	Nodaway-Kum complex, channelled, 0 to 5 percent slopes	6.77	17.7%		IIIe	120.0	34.8	25	25	46	36
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	6.21	16.3%		IIIe	158.4	45.9	46	50	71	57
65F	Lindley loam, 18 to 25 percent slopes	6.19	16.2%		VIe	115.2	33.4	6	10	52	36
424E2	Lindley-Keevick complex, 14 to 18 percent slopes, moderately eroded	4.62	12.1%		VIe	108.8	31.6	15	5	56	38
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.96	10.4%		IIIe	187.2	54.3	69	60	74	61
499G	Nodaway silt loam, 18 to 40 percent slopes	2.85	7.5%		VIIs	88.0	25.5	5	5	13	5
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	2.53	6.6%		VIe	134.4	39.0	20	28	61	44
430	Ackmore silt loam, 0 to 2 percent slopes	2.05	5.4%		IIIe	203.2	58.9	77	83	83	80
42B	Ely silty clay loam, 2 to 5 percent slopes	1.54	4.0%		IIIe	220.8	64.0	87	89	92	87
W	Water	0.71	1.9%			0.0	0.0	0	0	0	0
133	Cato silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.50	1.3%		IIIe	204.8	59.4	78	80	77	75
RIVER	Water, rivers and streams	0.17	0.4%			0.0	0.0	0	0	0	0
688	Koza silt loam, 0 to 2 percent slopes	0.09	0.2%		IIIe	217.6	63.1	90	85	96	84
Weighted Average						136.8	39.7	32.4	41.1	*n 67	*n 44.7

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TRACT 2



TRACT 1