

Monroe County, Iowa LAND AUCTION

VIRTUAL LIVE!

TUESDAY, OCTOBER 6, 2026 @ 10:00 AM



OPEN HOUSE

MONDAY, SEPTEMBER 28TH | 4:30 - 6:00 PM
2567 722 PL | BLAKESBURG, IA

693[±] Acres
14 TRACTS

- ✓ **PRODUCTIVE TILLABLE FARMLAND!**
- ✓ **PASTURELAND & RECREATIONAL LAND!**
- ✓ **BEAUTIFUL SCENIC VIEWS!**
- ✓ **COUNTRY HOME/LODGE!**

**VAUGHN B. FABER REVOCABLE TRUST, CATHERINE ELIZABETH MCCARTY,
CAROLYN LOUISE HUNTER, LISA MARIE BOLEY**

REPRESENTING ATTORNEY: Kelly Lynch | Lynch Law Office | 207 S. Washington Street | Bloomfield, IA 52537 | (641) 664-3188



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**

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LOCATION & GENERAL INFORMATION

Merit Auctions is proud to represent this outstanding upcoming Monroe County, Iowa land auction! Land is located in Sections 22, 26, 27 & 28, T71N•R16W, Monroe County, Iowa approximately 4 miles southwest of Blakesburg, Iowa.

This farm has it all from productive tillable farmland, pastureland, recreational land and endless beautiful scenic views. This is a well managed farm and sells with full farming rights for the 2027 season. Also includes a homestead with a house that would make a good home or lodge.

TRACT INFORMATION

TRACT 1 | 87.81 ACRES

(Subject to Survey)

- Colo silty clay loam, Lawson silt loam, Galland loam soils
- CSR2 is 51.3
- Currently in CRP and Row Crop production
- FSA figures should indicate 33.16 Acres enrolled in CRP CP38E-2 at \$214.44 an acre enrolled until 9-30-2032
- FSA figures should indicate 12.81 Acres enrolled in CRP CP33 at \$282.63 an acre enrolled until 9-30-2026
- FSA figures should indicate 2.61 Acres enrolled in CRP CP38E-2 at \$214.44 an acre enrolled until 9-30-2032
- 19 acres currently in row crop
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Access is on the East by 710th Avenue

TRACT 2 | 52 ACRES

(Subject to Survey)

- Lindley loam, Lawson silt loam, Zook silty clay loam soils
- CSR2 is 39.6
- Currently in CRP
- FSA figures should indicate 20.45 Acres enrolled in CRP CP38E-2 at \$214.44 an acre enrolled until 9-30-2032
- The balance of the tract is in wooded draws offering attractive hunting opportunities
- Access is on the South by 264th Street

TRACT 3 | 10 ACRES

(Subject to Survey)

- Lindley loam, Lawson silt loam, Zook silty clay loam soils
- CSR2 is 39.6
- Currently in CRP
- FSA figures should indicate 3 Acres enrolled in CRP CP38E-2 at \$214.44 an acre enrolled until 9-30-2032
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Access is on the South by 264th Street

TRACT 4 | 75.69 ACRES

(Subject to Survey)

- Gara loam, Pershing silty clay loam, Olmitz-Colo-Vesser soils
- CSR2 is 39.5
- Currently in CRP
- 10.64 Acres UHEL Row Crop
- FSA figures should indicate 49 Acres enrolled in CRP CP38E-2 at \$214.44 an acre enrolled until 9-30-2032
- The balance of the tract is in wooded draws offering attractive hunting opportunities.
- Access is on the West by 710th Avenue

TRACT 5 | 18.93 ACRES

(Subject to Survey)

- Grundy silty clay loam, Haig silty clay loam, Arispe silty clay loam soils
- CSR2 is 71.0
- Currently in CRP
- FSA figures should indicate 17.53 Acres enrolled in CRP CP25 at \$190.11 an acre enrolled until 9-30-2027
- Access is on the East by 722nd Place

TRACT 6 | 13.74 ACRES

(Subject to Survey)

- Haig silty clay loam, Edina silt loam, Grundy silty clay loam soils
- CSR2 is 72.7
- Currently in Row Crop and CRP
- FSA figures should indicate 4.21 Acres enrolled in CRP CP25 at \$190.11 an acre enrolled until 9-30-2027
- 9.52 NHEL in Row Crop Production
- Access is on the West by 722nd Place

TRACT 7 | 42.34 ACRES

(Subject to Survey)

- Gara loam, Rinda silty clay loam, Clarinda silty clay soils
- CSR2 is 37.7
- Currently in CRP
- FSA figures should indicate 31.2 Acres enrolled in CRP CP25 at \$190.11 an acre enrolled until 9-30-2027
- The balance of the tract is in wooded draws offering attractive hunting opportunities
- Access is on the East by 722nd Place

TRACT 8 | 27 ACRES

(Subject to Survey)

- Haig silty clay loam, Edina silt loam, Pershing silt loam soils
- CSR2 is 73.4
- Currently Row Crop Production
- 25.12 NHEL in Row Crop
- Access is on the West by 722nd

TRACT 9 | 65.74 ACRES

(Subject to Survey)

- Haig silty clay loam, Grundy silty, Pershing silty soils
- CSR2 is 74.6
- Currently Row Crop Production
- 57.15 Acres NHEL in Row Crop
- FSA figures should indicate 9.15 enrolled in CRP CP38E-2 at \$207.01 an acre enrolled until 9-30-2032
- Access is on the West by 722nd Place

TRACT 10 | 2.57 ACRES

(Subject to Survey)

- Rinda, Pershing and Haig soils
- CSR2 is 44.8
- Potential building site or small pasture
- Access is on the West by 722nd Place

TRACT 11 | 157.7 ACRES

(Subject to Survey)

- Gara loam, Lawson-Quiver, Colo silty clay soils
- CSR2 is 45.7
- Pond
- Currently in CRP and Row Crop Production
- FSA figures should indicate 96.48 acres enrolled in CRP CP38E-2 at \$207.01 an acre enrolled until 9-30-2032
- FSA figures should indicate 6.63 acres enrolled in CRP CP33 at \$284.00 an acre enrolled until 9-30-2026
- The balance of the tract is in wooded draws offering attractive hunting opportunities
- Access is on the North by 720th Lane

TRACT 12 | 95.85 ACRES

(Subject to Survey)

- Rinda, Gara, Armstrong soils
- CSR2 is 40.4
- Pond
- Fenced for livestock
- Currently in CRP
- FSA figures should indicate 67 acres enrolled in CRP CP38E-2 at \$207.01 an acre enrolled until 9-30-2032
- The balance of the tract is in wooded draws offering attractive hunting opportunities
- Access is on the East by 722nd Place

TRACT 13 | 32.94 ACRES

(Subject to Survey)

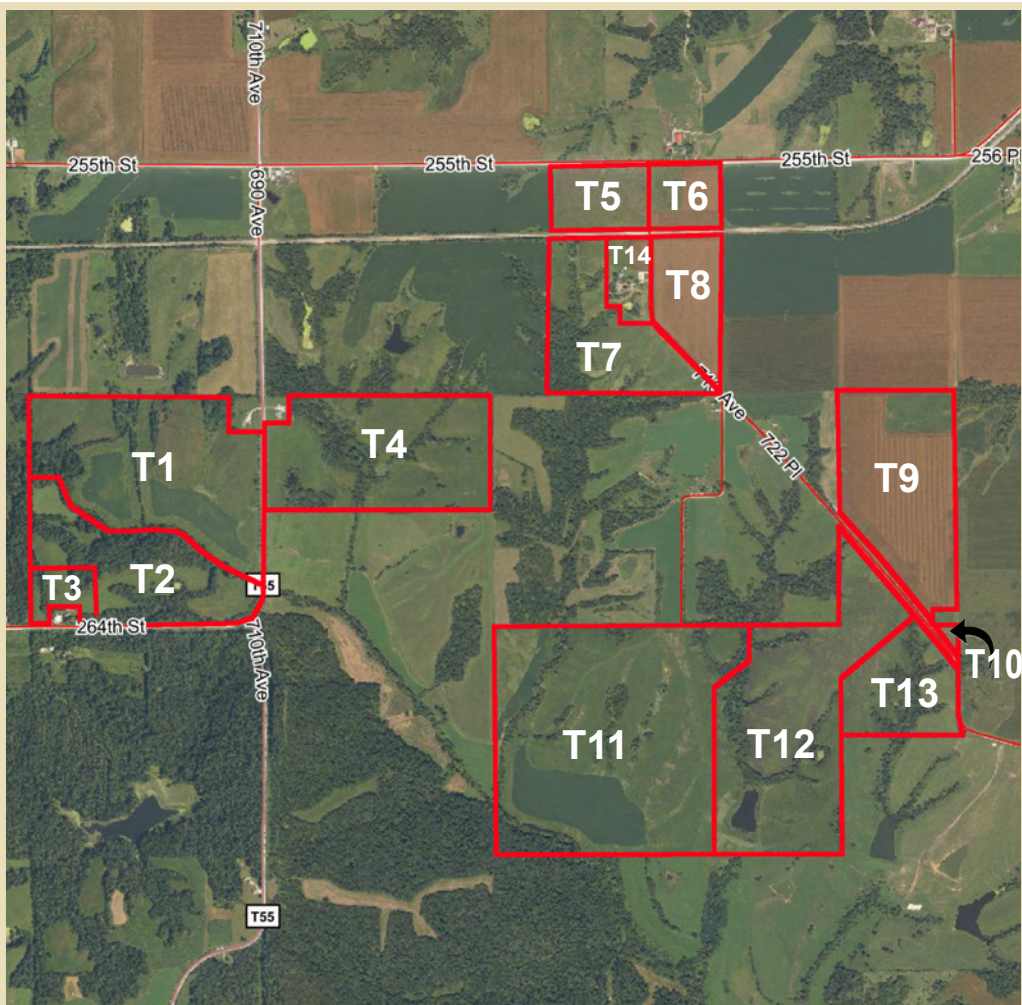
- Gara, Pershing, Rinda soils
- CSR2 is 31.9
- Fenced for livestock
- Currently in pasture and CRP
- FSA figures should indicate 7 acres enrolled in CRP CP38E-2 at \$207.01 an acre enrolled until 9-30-2032
- Access is on the East by 722nd Place

TRACT 14 | 9.98 ACRES and Country Cabin/Home (Subject to Survey)

Physical Address:

2567 722 PI, Blakesburg, IA 52536

- This tract is a blank canvas for your dream home/recreational cabin and has endless opportunities.
- Home site
- 1.8 Acres NHEL
- Access is on the East by 722nd Place



METHOD

The farm will be sold in 14 individual tracts based on a survey and deeded acres. Tracts 1-3 will be sold on a price per acre basis in numerical order. Tracts 4-13 will be sold through the marketing method of "Buyer's Choice", whereas the high bidder has the privilege to take any or all Tracts 4-13 for their high bid. Buyer's Choice auctioning will continue until Tracts 4-13 have been sold. Tract 14 will then be sold for total 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 60 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 row crop and pasture lease. The tracts sells free & clear for the 2027 farming season.

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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