

REAL ESTATE AUCTION

We will offer for auction the following Real Estate located 1630 – 130th St, Wellman, IA, which is ½ mile East of the Wellman Fire Station on 130th St

Friday – December 6, 2019 – 10:00am

107 acres m/l

**POTENTIAL COMMERCIAL / RESIDENTIAL
FARMLAND – TIMBER - HUNTING**

Washington County - Lime Creek Twp - Sections 18 & 19

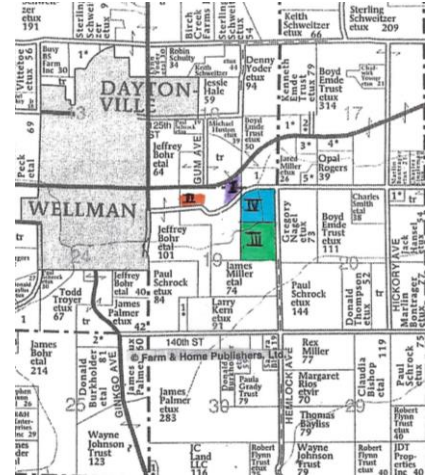
To be sold as 4 Individual Tracts

Tract I: 15 acres m/l – Tract II: 13 acres m/l

Tract III: 40 acres m/l – Tract IV: 39.5 acres m/l

AUCTION TO BE CONDUCTED

at Duwa's Auction Building, 1365 Hwy 22, Wellman, IA



TRACT I: 15 acres m/l. Located ½ mile East of Wellman, on the South side of Hwy 22, just beyond the Mid-Prairie High School. The tillable have a CSR2 of 74.6. This Tract is has many options as it has Hwy frontage. A driveway can be installed from Hwy 22. It could be developed as either Commercial or Residential with approval from the City of Wellman & Washington County. It also lies with a gentle slope to the south and is highly productive as the soils are mostly Ladoga silty loam with all

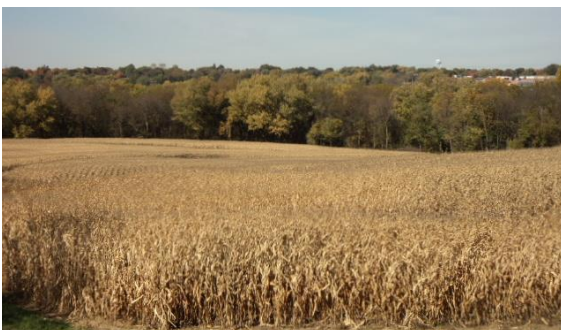
being tillable excluding the RR ROW & road easement along 130th St.



TRACT II: 13 acres m/l. Located directly across Hwy 22 from MP High School & South of



MP parking lot. This small Tract also has Commercial / Residential potential. It is all tillable, excluding road easement. The CSR2 is 72.5 with the soils being mostly Zook, Ely & Ladoga and having gentle South slope.



TRACT III: 40 acres m/l. Located 1 mile East of Wellman Fire Station on 130th St, then ¼ mi South on Hemlock. There are 27 acres m/l tillable with a CSR2 of 54.3. The soils are mostly Lawson, Clinton-Lamont-Chelsea & Clinton. The non-tillable acres are in Timber, Smith Creek & road easement. Located on the outskirts of Wellman, this Tract is a peaceful setting for a home / cabin with perfect habitat for Deer, Turkey & other hunting / recreational use.



TRACT IV: 39.5 acres m/l. Located ¾ mile East of Wellman Fire Station on South side of 130th St. It features 11 acres m/l tillable with the remaining acres in Timber, creek & road



easement. It has a CSR2 of 68.8 with the soils being mostly Lawson, Clinton & Lindley. This Tract is close to town & full of great habitat with mature trees, brush, creek & rolling terrain for Deer, Turkey & other hunting. It has a private atmosphere & could be an awesome place for a home.



Note: The base acres of the entire farm are: Corn 48.1 acres, yielding 127 bu/acre & Beans 42.4 acres, yielding 38 bu/acre. If sold to separate parties, the base acres will be split



per Tract according to the farming history. Buyers must have financing pre-arranged as Auction is not subject to financing or any inspections. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified. **TERMS:** 15% down day of auction w/balance due on or

before January 7, 2020, at which time the deed & abstract will be delivered. **CLOSING:** On or before January 7, 2020

POSSESSION: Following the harvest of the 2019 crop, subject to the tenant's rights **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

MAXINE HOUSEAL ESTATE: OWNER

Attorney: Doug Tindal, 305 W Main Ste A, Washington, IA 52353

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasaucaion.com

Not responsible in case of theft or accidents