

FARMLAND AUCTION

We will offer for auction the following Farmland located 2 miles East of Williamsburg, IA on F-46, then ½ mile South on RR Ave, ¾ mile East on 245th St & ¼ mile South on S Ave.

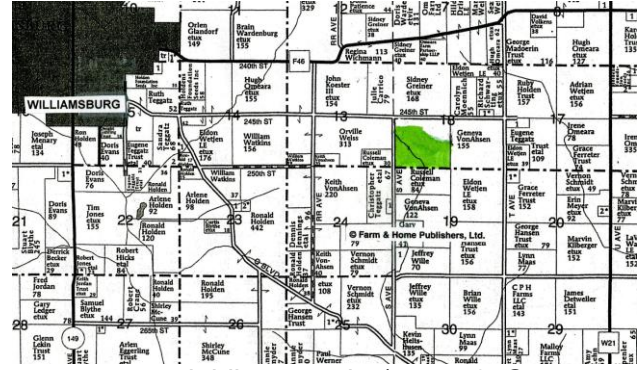
Friday – October 19, 2018 – 10:00am

112.5 acres m/l

Iowa County - York Twp - Section 18

AUCTION TO BE CONDUCTED ON SITE

This 112.5 acres m/l has 105.28 tillable acres. The average CSR2 is 55.3. Most of the soils are Colo-Ely complex, Shelby-Adair complex, Otley silty clay loam & Gara-Armstrong complex. The farm lies with gentle slopes to rolling and has been a pasture / hay farm for many years. Historically there have been 21 acres cropped, therefore the base acres established are: Corn 14.7 acres, yielding 108 bu/ acre & Oats 6.10 acres yielding 50 bu/ acre. 2018 is the first year the tillable acres have been farmed in many years.



Note: 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 November 19, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 19, 2018 **POSSESSION:** Following the harvest of the 2018 crop, subject to the Tenant's rights which end March 1, 2019 **TAXES:** Prorated to date of closing.

All announcements day of auction take precedence over all previous advertising.

ALFRED & LUELLA BROCKSHUS FARM

Judith Stevens & Karen Axmear: OWNERS

Attorney: Mark Van Heukelom, (Bradley & Riley PC), 2007 1st Ave SE, Cedar Rapids, IA 52402

Auctioneers: Dwight Duwa - 319-646-6775 Jeff Wille 319-430-7787

Web: duwasauktion.com Not responsible in case of theft or accidents