

FARMLAND AUCTION

We will offer for auction the following Farmland located 3 miles North of Millersburg, IA on V52, then 1 mile West on 266th St. or 5 miles South of I-80/ Ladora Exit on V52, then 1 mile West on 266th St.

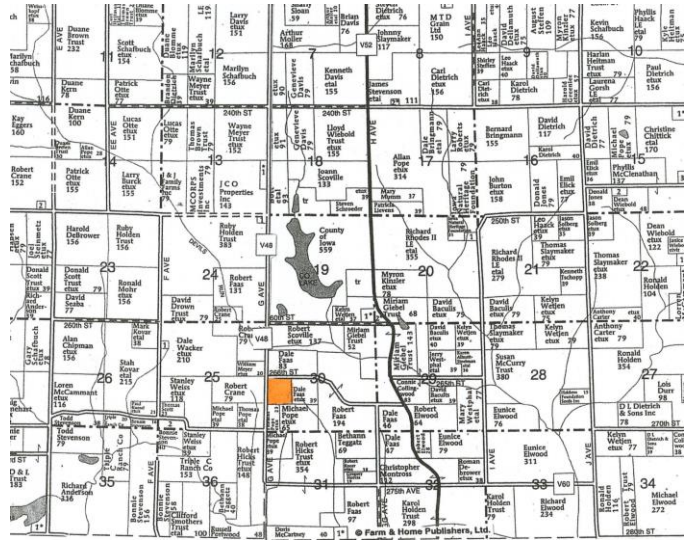
Friday - March 8, 2019 - 10:00am

44 acres m/l

Iowa County - Pilot Twp - Section 30

AUCTION TO BE CONDUCTED ON SITE

There are 44 acres m/l with 40.37 tillable acres. The average CSR2 is 56. Of the tillable acres there are 39.8 acres in a CRP contract at \$185.00/ acre thru 2022. Most of the soil is Clinton Silty Loam. Most of this Tract lies rolling with excellent habitat for deer, pheasant, turkey, quail, etc. It is located just ¾ mile South of Lake Iowa & 1 mile from a hard surface road to the North or East.



Note: Buyer's will be 100% liable to maintain the CRP acres according to the contract & not hold the Seller's responsible. 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 April 8, 2019, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before April 8, 2019

TAXES: Prorated to date of closing.

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

BETTY SCHAFFNER ESTATE: OWNER

Attorney: Bob Leinen, PO Box 460, North English, IA 52316

Co-Executors: Pat Fisher & Gary Schaffner

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasauktion.com

Not responsible in case of theft or accidents