

FARMLAND AUCTION

We will offer for auction the following Farmland located 4 miles North of Wellman, IA on W-38 (Johnson/Iowa Rd), then ¼ mile East on 560th St

Thursday – October 18, 2018 – 10:00am

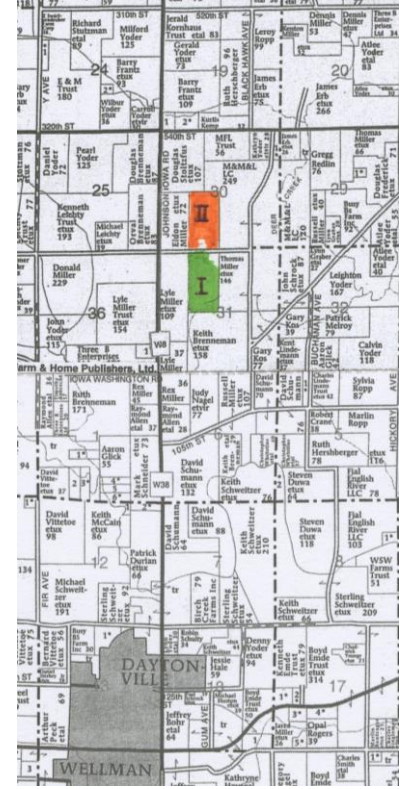
151 acres m/l

Johnson County - Washington Twp - Sections 30 & 31

TRACT I: 75 ACRES M/L – TRACT II: 76 ACRES M/L

AUCTION TO BE CONDUCTED ON SITE

The first buyer has the option to take Tract I or Tract II or both Tracts.



Tract I: 75 acres m/l all tillable acres with an average CSR2 of 71. Within the tillable acres are approximately 17.64 acres in a CRP contract which pays \$182.96/acre thru 2020. The soils are Ladoga silt loam & Colo-Ely Complex.

Tract II: 76 acres m/l all tillable acres with an average CSR2 of 69.5. Within the tillable acres are 22.44 acres in a CRP contract which pays \$182.96/acre thru 2020. The soils consist mostly of Ladoga silt loam & Colo-Ely Complex.

Note: Both of these Tracts lay mostly with 0-5% slopes to gently rolling. The family has used good farming practices in the placing of the CRP acres using both the CP8A & CP15A programs in preserving the soils. It has great marketability as it is just a ¼ mile off the paved road & 4 miles from Wellman. The FSA office will split the base acres according to the farming history if purchased by 2 separate buyers. The bases are: Corn 105.6 acres yielding 117 bu/ ac & Oats 6 acres yielding 52 bu/ac. The FSA office will also re-assign the CRP contract appropriately upon presentation of the Deed. The Buyer's shall be

100% responsible for complying with the CRP contract & shall not hold the Seller's liable. 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.

WILLARD & RUTH BRENNEMAN FARM

Attorney: Claypool & Claypool, PO Box 8, Williamsburg, IA 52361

Auctioneer: Dwight Duwa - 319-646-6775

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