

FARMLAND & FARM EQUIPMENT AUCTION

We will offer for auction the following Farmland located on the NE corner of Kinross, IA or 7½ miles West of Wellman on Hwy 22 & ¼ mile North on 320th Ave

Friday – February 22, 2019

Farm Equipment selling – 10:00am

Farmland selling – 11:00am



JD 4430 TRACTOR - FARM EQUIPMENT:

1974 JD 4430, 6527 hrs, quad shift, triple hyd outlets, (new starter Oct '18), rear weights, frt fenders, 18.4-38 Firestones; 18.4-38 clamp on duals & chains; 16.9-34 chains; JD 8200 grain drill w/single disc & grass seed; 13' Krause disc; Vermeer WR22 V-rake; NH 256 hay rake w/ dolly wheels; NI 402 rake w/dolly wheel; Farmhand 830 grinder mixer; Schuler 125BF feeder wagon; Bush Hog 10' pull type chisel; JD 34 manure spreader; JD 4 sect harrow w/manual cart; JD 4 bottom semi mtd plow; Kilbros 250 bu gravity on Westendorf gear; Heider 200 bu gravity wagon; Peck 8"x60' auger; Steel barge wagon on David Bradley gear; Wooden barge wagon on Westendorf gear; JD running gear; Wagon on Westendorf gear; Pull type/drag



cultimulcher; 40' JD 300 elevator; 2 bale carriers; 300 gal fuel tank on stand; Hyd cylinders **10K BU GRAIN BIN - PULL TOGETHER SHED – GRAINERY – 120 BALES OF HAY -**

LIVESTOCK EQUIPMENT: Conrad 10,000 bu grain bin w/stirator, sweep & Airstream burner/fan – Reserved til May 1, 2019 – to be removed from site by Sept 1, 2019. 20'x24' pull together farrowing shed; 12'x20' wooden grainery w/ vinyl siding; 50 bales of 2018 oat hay & 70 bales of 2018 Alfalfa/grass hay; 4 bale ring feeders; 2 LP gas stock tank heaters; 2-LB White heaters; 80 gal Ideal hog water; Nursery pig feeders/ waters; Feed bunks; Tractor tire feeders; Ringing chute; 500 & 1000 gal plastic water tanks; Misc chicken equipment **Order of Sale:** Hayrack items, Livestock equip, portable buildings, Grain bin, Tractor & farm equip.

For more information: Call Bill Weber @ 319-330-8024

190 acres m/l

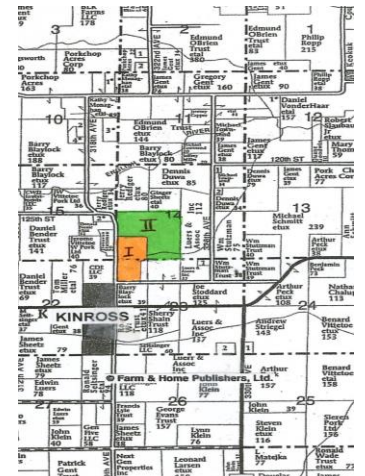
Keokuk Co - Liberty Twp – Sections 14 & 23

TRACT I: 71 ACRES M/L

TRACT II: 119 ACRES M/L

To be sold as 2 individual Tracts

AUCTION to be conducted on site



Tract I: 71 acres m/l with 65.83 tillable acres. The average CSR2 is 59.4 with most of the soils being Ladoga, Bucknell, Hedrick & Billett. The North 40 acres m/l of this Tract has been seeded with hay/ pasture for the past 5 to 6 years. A portion of this Tract lies with 0-2% slopes to gentle slopes. It has road easement to the West & South & is just ¼ mile off of Hwy 22. **Tract II:** 119 acres m/l with 96.13 tillable acres. The average CSR2 is 57.6 with most of the soils being Billett, Nodaway & Gara-Armstrong. The 30 acre m/l cropland field in the Northeast corner has been in a hay / pasture rotation for the past 4-5 years. This Tract lies rolling, with 19.85 acres of timber, draws & creek area. There is a Koch Ammonia pipeline easement crossing this Tract.

Note: The base acres of this farm are: Corn 77 acres yielding 113 bu/ac & Oats 23.1 acres yielding 52 bu/ acre. The bases will be split according to the farming history by the

FSA Office of Keokuk County if sold to separate parties. A Survey to divide these two Tracts & a \$1000 driveway credit for Tract II will be provided by the Seller if sold to separate parties. The Tracts will be sold to the nearest ½ acre & will be adjusted if needed as a result of the Survey. 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 March 29, 2019, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before March 29, 2019 **TAXES:** Prorated to date of closing.

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

BILL & JANE WEBER: OWNERS

Attorney: Kevin Hitchins, PO Box 776, Marshalltown, IA 50158

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasaction.com **Terms:** On equipment-Cash/ Ck w/ID Not responsible in case of theft or accidents