

# FARMLAND AUCTION

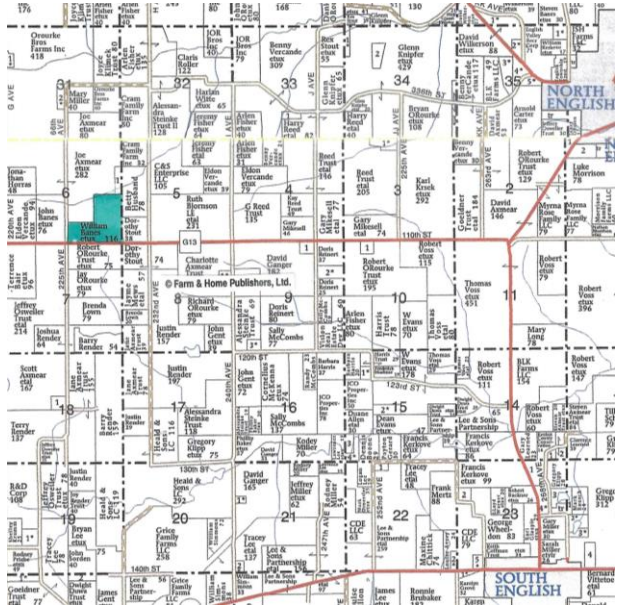
We will offer for auction the following Farmland located 1 miles South of North English, IA on Hwy 149, then 3½ miles West on G13/ Pigeon Rd or 2½ miles North of Keswick on V44, then 3½ miles East on G13/Pigeon Rd

**Friday – May 5, 2023 – 10:00am**

**118 acres m/l**

Keokuk County – English River Twp - Section 6

**AUCTION TO BE CONDUCTED on site**



**118 acres m/l** of farmland has an average CSR2 of 64.8 with 103.57 acres m/l tillable. The soils are mostly Gara-Armstrong complex, Otley, Mahaska & Ladoga silty clay loam & Olmitz-Zook-Vesser complex. The non-tillable acres have a bin site, 6.59 acres of timber/ creek, waterway & ROW. The base acres are Corn, 57.1 acres yielding 137 bu/acre & beans, 8 acres, yielding 42 bu/acre. There is a farmstead site along the south end of this farm with an FS 10,500 bu grain bin w/ aerated floor & stirrator. There is also a wire corn crib & older buildings in need of repair. Minimal improvements could add tillable acres. There is rural water along the South & West sides of this farm.



## Note:

Buyer/s will acquire the current Tenant for the 2023 crop year & 100% of the rent income for 2023. The property contains what is believed to be one of the largest Cucumber Magnolia trees in Iowa. The conveyance of land shall include a covenant that prevents the removal



of the tree while it is alive & any activity which would intentionally cause premature death to the tree. This covenant will run w/ the land & shall be binding on the buyer, his heirs & assigns & all subsequent owners for as long as the tree remains alive. The Home w/ 2 acres m/l is surveyed & not a part of this farm being sold. 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 July 6, 2023, at which time the deed & abstract will be delivered. **CLOSING:** On or before July 6, 2023 **POSSESSION:** At closing, subject to the Tenants rights following the harvest of the 2023 crop or March 1, 2024. The grain bin is reserved by the Tenant till on or before 7/31/2024. **TAXES:** Prorated to date of closing.



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

**WILLIAM (BILL) BANES ESTATE: owner**

**Auctioneer: Dwight Duwa - 319-330-6023 or 319-646-6775**

**Attorney: James Claypool, PO Box 8, Williamsburg, IA 52361**

**Executor: Kevin Banes**

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