

FARMLAND AUCTION

We will offer for auction the following Farmland located 7 miles North of Sigourney, IA on Hwy 149, to Webster, then North on 230th Ave.

Friday – Nov 15, 2019 – 10:00am

214 ACRES M/L

Keokuk County – English River Twp – Sect. 30

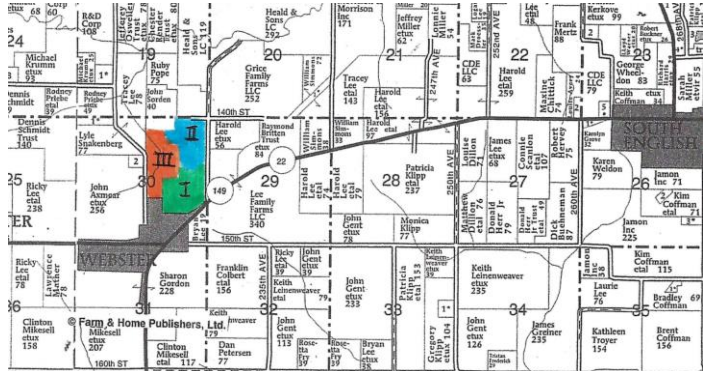
TRACT I: 80 acres m/l

TRACT II: 64 acres m/l

TRACT III: 70 acres m/l

Auction to be conducted on site & will be sold as 3 individual Tracts. The first buyer has the option to purchase Tract I or Tract II or both.

TRACT I: 80 acres m/l with 63.8 tillable acres m/l & CSR2 of 68.5. The soils consist mostly of Taintor, Hedrick, Bucknell & Mahaska. The 4.8 waterway acres are enrolled in a CRP contract at \$178.44/acre thru 2022. This is a good productive Tract with a large portion lying flat, with the remainder having gentle slopes. The remaining non-tillable acres could be tilled with improvements. Along 225th Ave, there is a 36'x96' open front machine shed w/9'6" sliding doors & 2 older grain bins.



TRACT II: 64 acres m/l with 56.65 tillable acres having a CSR2 of 63.8. The soils are mostly Otley, Hedrick, Bucknell & Ladoga. The waterway acres are enrolled in CRP contracts: w/3.5 acres at \$178.44/ acre thru 2022 & .60 acre at \$303.05 thru 2025. This Tract has gentle slopes with most of the non-tillable acres enrolled in CRP contracts. The building site has a 37'x55' older open front machine shed w/11'6"x13' door.



TRACT III: 70 acres m/l located North of Webster on N Main St/ 225th Ave. There are 47.7 tillable acres enrolled in CRP contracts having a CSR2 of 54.5. The contracts are: 31.22 acres at \$215.44/ acre thru 2027, 12.95 acres at \$230.77 thru 2026, 1.83 acres at \$319.32 / acre thru 2026 & 1.7 acres at \$178.44 thru 2022. There are 21 acres m/l of draws with a large assortment of mature trees, which is excellent habitat



for deer, turkey & wildlife. **Note:** The Buyer's will be receiving 100% of the 2020 CRP payment. The Buyers will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. Seller's will provide a survey if the Tracts are sold to separate parties. If a survey is needed, then the purchase price will be calculated on the gross surveyed acres per Tract. 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:** The Real Estate is being sold in "As Is" condition. Buyers must have financing pre-arranged as Auction is not subject to financing or any inspections. 15% down day of auction w/balance due on or before January 15, 2020, subject to the survey & abstract being complete. **CLOSING:** On or before January 15, 2020. **POSSESSION:** Tracts I & II: On or before March 1, 2020, subject to the Tenant's rights. Tract III: At closing on or before January 15, 2020. **TAXES:** Prorated to date of closing.



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

GEORGE & DOROTHY SORDEN FAMILY FARM

Attorney: John Wehr, 116 E Washington St, Sigourney, IA 52591

Auctioneer: Dwight Duwa - 319-646-6775

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