

FARMLAND AUCTION

We will offer for auction the following Farmland located at 1256 Angle Rd SW, Kalona, IA which is 4 miles North of Kalona on Hwy 1 to Kalona Creamery, then 3½ miles West on 540th St & 1½ miles SW on Angle Rd or 2 miles North of Wellman, then 2 miles NE on 105th St, Hemlock/ Angle Road

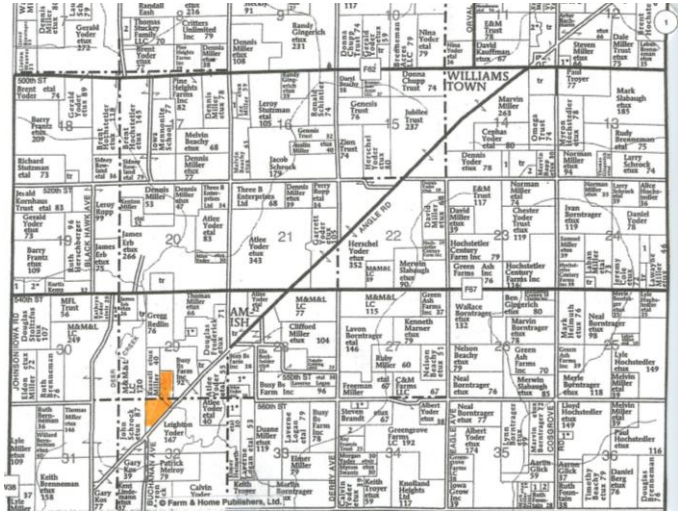
Friday – July 26, 2019 – 10:00am

43 acres m/l

**Johnson County
Washington Twp
Section 29 & 32**

AUCTION TO BE CONDUCTED ON SITE

There are 23.49 tillable acres with a CSR2 of 73 on the tillable acres. Of the tillable acres, there are 19.15 acres in a corn / bean crop rotation & 6.5 acres are currently seeded to an Alfalfa / grass mix. The remaining acres are in pasture with mature Oak trees, creek area & road easement. The base acres are Corn is 15.2 acres yielding 125 bu/ acre & Beans are 8.29 acres yielding 48 bu / acre. The farm lies gently rolling & the tillable acres were tilled 3 years ago where needed. Deer Creek flows thru this farm which creates good habitat for Deer & Turkey. It is just 20 minutes Southwest of Iowa City, overlooking Deer Creek with views attractive for building a home.



Note: Seller is giving one recorded Ag access easement to bordering neighbor to the West. The current driveway could be moved further SW if desired. Access to the acres North of the Creek will be given thru easement. 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 1, 2019, at which time the deed & abstract will be delivered. **CLOSING:** November 1, 2019 **POSSESSION:** On or before January 1, 2020 subject to the tenant's rights **TAXES:** Prorated to date of closing.

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

LYNN & RUTH GRABER: OWNERS

Attorney: Michael Brenneman PO Box 66, Kalona, IA 52247

Auctioneer: Dwight Duwa - 319-646-6775

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

