

FARMLAND AUCTION

We will offer for auction the following Farmland located 4 miles North of Wellman, IA on W-38, (Johnson/Washington Rd), then 1 mile West on 330th St & ½ mile South on Y Ave.

Thursday – November 15, 2018 – 10:00am

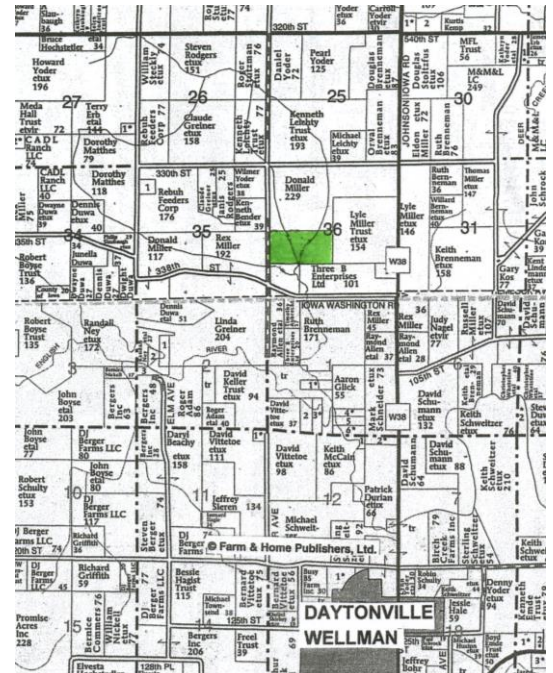
80 acres m/l

Iowa County – Greene Twp - Section 36

23.77 ORGANIC ACRES M/L

AUCTION TO BE CONDUCTED ON SITE

This 80 acres m/l has an average CSR2 of 56.1. This Tract consists of 56.46 acres m/l tillable, 21.60 acres m/l of permanent pasture, with the remaining acres in draws & road easement. This Tract lies gently rolling with the soils mostly Nodaway, Clinton, Gara & Armstrong loam. The base acres are: Corn 32.24 acres, yielding 119 bu/acre, and oats 8.29 acres, yielding 49 bu/acre. Note: The West 23.77 acres m/l is farmed organically.



Note: 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 December 17, 2018, at which time the deed & abstract will be delivered.

CLOSING: On or before December 17, 2018.

POSSESSION: On cropland: Following the harvest of the 2018 crop. On pasture acres: March 1, 2019, both 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.

JOHN A YODER: OWNER

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

