

FARMLAND AUCTION

We will offer for auction the following Farmland located on the East edge of West Chester, IA along Cedar St which is ¼ mile North of Hwy 92 on Cedar St.

Friday – May 31, 2024 – 10:00am

103 acres m/l

WASHINGTON COUNTY

PRIME FARMLAND

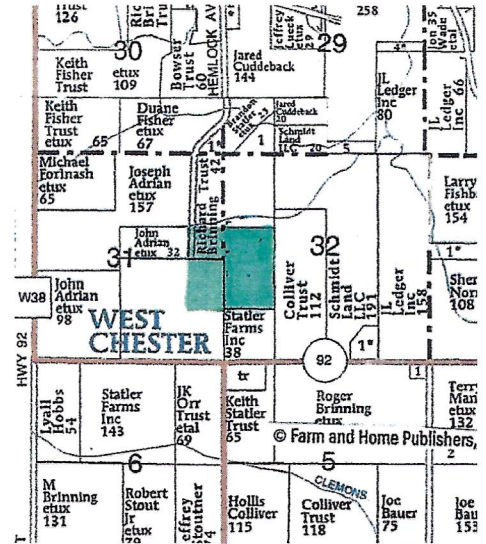
Franklin Twp – Sections 31 & 32 - CSR2 is 81.9

AUCTION TO BE CONDUCTED on SITE



This 103 acres m/l is basically all tillable with an average CSR2 of 81.9. The soils consist mostly of Mahaska & Taintor silty clay loam, with smaller portions of Hedrick, Nira & Ladoga soils. Of the tillable acres, 8.75 acres are enrolled in 3 CRP contracts which are on the NE side, NW corner & thru the waterways. The contracts are: 5.14 acres @ \$210.73/ acre thru Sept of 2027, 1.31 acres @ \$278.25/ac thru Sept of 2032 & 2.3 acres @ \$300/ac thru Sept 2032. The corn base is 80.9 acres yielding 143 bu/acre. The

South half of this farm lies basically flat with a CSR2 of 87.2. It has gentle slopes at the North end. Buyer's will be acquiring the Tenant for the 2024 crop year and will receive 100% of the 2024 rent, including the CRP payment. Buyers are 100% responsible to comply with the terms of the CRP contract acres from date of possession. **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:** 20% down day of auction. With the balance plus interest to be paid thru a contract, ending July 3, 2028. Annual principal payment is due July 3rd with the interest being calculated at 6% on the unpaid principal balance. **CLOSING:** On July 3, 2024, at which time the contract will be signed. Deed & abstract will be delivered upon full payment of the Contract. **POSSESSION:** Immediate - Subject to the Tenants rights which end March 1, 2025. **TAXES:** Prorated to date of closing. **All announcements day of auction take precedence over all previous advertising.**



RICHARD BRINNING LLC: owners

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

Attorney: Craig Davis, 211 W Washington St, Washington, IA 52353

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