

FARMLAND AUCTION

We will offer for auction the following Farmland located 1879 Yucca Ave, Ainsworth, IA which is 2 miles South of the Highland School on Old Hwy 218 (Vine Ave), then 2 miles East on 190th St. or 1 mile East of the former Haskins Feed Mill on G-36, then 3 miles North on Yucca Ave.

Friday – Nov 8, 2019 – 10:00am

198 ACRES M/L

Washington County – Highland Twp Section 13, 14 & 23

159.64 acres enrolled in CRP

TRACT I: 76 acres m/l

TRACT II: 70 acres m/l

TRACT III: 52 acres m/l



Auction to be conducted on site & will be sold as 3 individual Tracts



TRACT I: 76 acres m/l with 67.07 acres tillable & CSR2 of 58.8. The soils consist mostly of Clinton Silty clay & silt loam. There are 66.20 of the tillable acres currently enrolled in the following CRP contracts: 45.6 acres at \$120.85 / acre thru 2020, 12.40 acres at \$259.57 / acre thru 2023, 4.50 acres at \$236.64/ acre thru 2024 & 3.7 acres at \$221.38 / acre thru 2033. There are ponds in the NW & SE corners of this Tract.



TRACT II: 70 acres m/l with 63 acres m/l tillable having a 63.4 CSR2. The soils consist mostly of Tuskeego, Clinton & Lindley. All the tillable acres are in 2 CRP contracts, of which 56.7 acres are in the contract paying \$214.73 / acres thru 2023. The remaining 6.3 acres are in a contract expiring in 2019, which have been re-enrolled at \$216/ acre. This Tract lies gently rolling with the non-tillable acres being draws & road easement.

TRACT III: 52 acres m/l with 35.18 acres m/l tillable with the CSR2 of 48.8. This Tract lies gentle to rolling with the soils mostly Clinton & Lindley. There are 30.44 of the tillable acres



enrolled in the following CRP contracts: 21.4 acres at \$120.85 / acre thru 2020, 3.6 acres at \$259.57 / acre thru 2023, 1.64 acres at \$236.64 / acre thru 2024 & 3.8 acres at \$221.38/ acre thru 2033. The remaining acres are 15.9 acres m/l of Timber with excellent habitat for deer & turkey hunting, 4.69 acres tillable & road easements.



Note: The Buyers will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. 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 December 10, 2019, at which time the deed & abstract will be delivered.

CLOSING & POSSESSION: On or before December 10, 2019. **TAXES:** Prorated to date of closing.

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

WALTER & DORIS KROTZ: OWNERS

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

Auctioneer: Dwight Duwa - 319-646-6775

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