

FARMLAND/ ACREAGE AUCTION

We will offer for auction the following Farmland located at 1710 – Nutmeg Ave, Washington, IA which is 4½ miles South of Kalona on Hwy 1, then 1 mile East on 170th St. or 7 miles North of Washington on Hwy 1, then 1 mile East

Friday – November 1, 2019 – 10:00am

PRIME WASHINGTON COUNTY FARMLAND

195 ACRES M/L FARMLAND

5 Acres m/l w/Home, Buildings & Bins

Washington Co – Jackson Twp – Section 7 & 8

TRACT I: 80 ACRES M/L – CSR2 80.6

TRACT II: 115 ACRES M/L – CSR2 80.3

TRACT III: 5 ACRES M/L W/ 4 BEDROOM HOME, BUILDINGS & BINS

Auction to be conducted on site. To be sold as 3 Individual Tracts

The first buyer has the option to purchase Tract I or Tract II or both Tract I & II.



TRACT I: 80 acres m/l all tillable with a CSR2 of 80.6. The soils consist mostly of Kalona, Nira, Mahaska & Taintor silty clay loam & lies basically flat. There is .56 acre in the SE corner (waterway) which is in a CRP contract at \$336/ acre thru 2025.

TRACT II: 115 acres m/l, basically all tillable with CSR2 of 80.3. The soils are mostly Taintor, Kalona, Mahaska & Nira silty clay loam and lies relatively flat with a small portion of slope on the East end. There is .49 acre on the East end (waterway) which is in a CRP contract at \$336/ acre thru 2025. This high productive, quality farm has been well maintained by the Schlabaugh's for many years.

TRACT III: 5 acres m/l w/ 4 bedroom home buildings & grain bins. The home features 4 bedrooms,

2 baths, 2367 sq ft of living space with an attached 2 car garage w/door openers. The main floor features the kitchen w/oak cabinets, Amana 18 cu. ft refrigerator, Maytag gas range & Maytag dishwasher, dining & living rooms, 2 bedrooms, 2 bathrooms & the laundry room. The 2nd level has 2 bedrooms with side storage areas. The unfinished full basement contains

the Lennox Pulse LP furnace, Central air, gas water heater, water softener. The home has a vinyl siding, asphalt roof & a front porch w/vinyl fence. The buildings consist of a 30'x50' Quonset, 40'x60' barn w/15'x40' lean to, 12'x22' older detached garage w/overhead door & a 14'x30' chicken shed. There is a 12,000 bu drying bin & a 2,500 bu storage bin. The 1000 gal LP tank is owned by the Estate. The water is supplied by a deep well & the septic system was updated in 2014. The acres encompassing the homestead have mature shade trees, lawn & pasture.



Open House viewing for Home & Buildings: Wed & Thurs – Sept 25th & 26th from 5-7pm

Note: The combined base acres of this farm are: Corn: 118.53 acres, yielding 156 bu/ acre, Beans: 74.67 acres, yielding 50 bu/acre. The bases will be split according to the farming history if sold to separate parties. The Buyer of Tract I & II will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. The Seller will provide a survey if Tract II & Tract III are purchased by separate parties. 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 payment to be made day of auction w/balance due on or before December 17, 2019, at which time the deed & abstract will be delivered. **CLOSING:** On or before December 17, 2019 **POSSESSION:** Tracts I & II immediately following the completion the harvest of the 2019 crop. Tract III: At closing, except for the 2 bins which the Tenant is reserving till Aug 1, 2020. **TAXES:** Prorated to date of closing. **Personal property will start selling at 9:00am**

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

Omar (Pete) & Clara Belle Schlabaugh Family Farm

Executor: Dawn Schrock

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

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasauktion.com

Not responsible in case of theft or accidents

