

# FARMLAND/ ACREAGE AUCTION

We will offer for auction the following Farmland & Acreage located at 6555 Sioux Ave SE, Lone Tree, IA, which is 3 miles West of Lone Tree on Hwy 22, then 2½ miles South on Sioux Ave or 1 ½ miles South of Lone Tree on Wapsi Ave, then 3 miles West on 660<sup>th</sup> St

**Friday – November 19, 2021 – 1:00pm**

**76.5 acres m/l**

**Johnson County – Fremont Twp - Section 19 & 24**

**TRACT I: 75 ACRES M/L W/ BUILDINGS/BINS**

**TRACT II: 1.5 ACRES M/L W/3 BEDROOM HOME**

**TO BE SOLD IN TWO INDIVIDUAL TRACTS**

**AUCTION TO BE CONDUCTED ON SITE**

**TRACT I:** 75 acres m/l farmland w/buildings & grain bins. There are 68.16 tillable acres with an average CSR2 of 71.7. This farm lies basically flat, with most of the soils being Sperry, Walford, Muscatine & Zook loams. The corn base is 51.15 acres, yielding 131bu/acre & the bean base is 17.01 acres, yielding 39 bu/ acre. The farmstead consists of a



36'x54' insulated shop - heated w/LP Resnor & W.A.R.M. W 200 recycled oil heater. It features a 14'x18' overhead

door & opener. Attached to the shop, is an 18'x54' Office, kitchenette/ parts room has a ½ bath & is heated w/a LP forced air furnace. Also attached is a 54'x90' Machine shed w/ 14'x24' sliding doors. Other

buildings include a Morton 54'x81' machine shed w/14'6" x23'6" sliding doors, 24'x65' White steel sided storage shed w/8'8" x24' door opening & 33'x65' concrete pad in front, 36'x40' barn & 36'x56' older wooden shed. There are 8 Butler grain bins, 3-6,000bu & 5-3,500 bu capacity. Next to the bins is a 1,700 bu wet holding bin. The non-tillable acres contain the building site & road easement. Being located along a hard surface & gravel road give this farm excellent farm to market accessibility.

**TRACT II:** 1.5 acres m/l features a 1974 Wausaw manufactured 3 bedroom, 1½

bath home with full basement & 1997 added 2 car garage. It features 1398 sq ft of living space w/additional lower level space that could be finished. The main level features Kitchen/ dining/ living space, 1½ baths, 3 bedrooms & laundry room. The lower level has a 21'x30' family room w/ kitchenette. The remaining sq footage could be finished for living space. The front of this home features a 10'x20' wooden deck & an 8'x9' deck is attached on the back side, providing ample space to relax. The home is heated with a dual controlled electric furnace & wood burning fireplace. It has central air, vinyl siding & steel roof. The water is supplied by a deep well, shared with the farmland owner.

The yard is spacious & open with a small grove of pine trees. There are a variety of perennials surrounding this home. It is located on a hard surface road w/ the beauty of country within 15 minutes of Iowa City.

**OPEN HOUSE: Tues & Wed - October 12<sup>th</sup> & 13<sup>th</sup> from 5 – 7pm**

**Note:** Tract II will have an easement & share the deep well w/Tract I. 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 January 5, 2022, at which time the deed & abstract will be delivered. **CLOSING:** On or before January 5, 2022 **POSSESSION:** On acreage: At closing, Farmland & buildings: March 1, 2022, Grain bins: Sept 1, 2022 **TAXES:** Prorated to date of closing. **All announcements day of auction take precedence over all previous advertising. Farm & Shop equipment will begin selling at 9:00am**

**RONALD & RAYMOND ("The Boys") BRENNEMAN ESTATES: owners**

**Attorneys:** John Eichelberger 736 Lake Park Blvd, Muscatine, IA 52761  
& Michael Brenneman, 301 – 5<sup>th</sup> St, Kalona, IA 52247

**Executors:** Jane Brenneman & Andrea Brenneman

**Auctioneer: Dwight Duwa - 319-646-6775**

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

