

FARMLAND AUCTION

We will offer for auction the following Farmland located 4 miles South of Iowa City, IA on Hwy 1, then 3½ miles West on Black Diamond Rd or 3 miles East of Windam.

Thursday – November 29, 2018 – 10:00am

69 acres m/l

Johnson County - Union Twp - Section 30

AUCTION TO BE CONDUCTED ON SITE

There are 63.13 tillable acres with a CSR2 of 80.1. This Tract lies flat w/ gentle slopes to the South & consists mostly of Amana, Colo & Lawson soils. Base acres are: Corn 37.90 acres yielding 117 bu/acre & beans 9 acres yielding 47 bu/acre. Being located on a hard surface road, the farm to market is excellent.



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 28, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before January 3, 2019 **POSSESSION:** Following the harvest of the 2018 crop. **TAXES:** Prorated to date of closing.

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

RUTH FOUNTAIN: OWNER

Attorney: Mike Kennedy, Kennedy, Cruise, Frey & Gelner, LLP, 920 S Dubuque St, Iowa City, IA 52245

Auctioneer: Dwight Duwa - 319-646-6775

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