

# ACREAGE AUCTION

We will offer for auction the following Acreage located at 1470 – 120<sup>th</sup> St, Wellman, IA which is 1 mile North of Hwy 22 & 1<sup>st</sup> Ave (Ginkgo) Wellman, IA, then 1½ miles West on 120<sup>th</sup> St or ½ mile West of Wellman on Hwy 22, 1½ miles North on 128<sup>th</sup> Pl/Elm Ave, then ¼ mile East on 120<sup>th</sup>

## Saturday – May 21, 2022 – 12:30pm

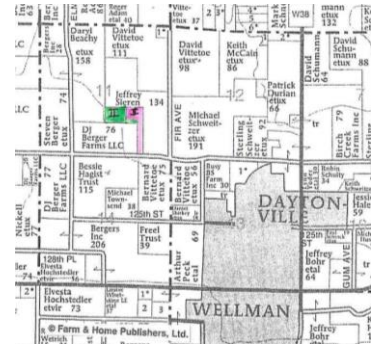
### 18 acres m/l

Washington County – Lime Creek Twp - Section 11

**TRACT I: 6.5 acres m/l w/ 3 bedroom home & buildings**

**TRACT II: 11.5 acres m/l – 81.6 CSR2**

**AUCTION TO BE CONDUCTED on SITE  
TO BE SOLD AS TWO INDIVIDUAL TRACTS**



**Tract I: 6.5 acres m/l with 3 bedroom home & buildings.**

This 1962 built, brick 3 bedroom, 1½ bath ranch home features 1620 sq ft of living space. The home has a combo kitchen/dining room, living room, 3 bedrooms, 1½ baths, foyer & 24'x24' attached garage. The lower level has an open rec room, Canning cellar & utility room. There is a walk out door to the back yard. The home is heated w/radiant heat. The water is supplied by a 1993 drilled 55' deep well w/pump. This brick



built home has a steel roof & is in need of cosmetic updates. The buildings, all needing some repairs include: 36'x56' hip roof barn w/steel roof & 18'x56' / 8'x36' lean-to w/attached 10'x10' milk house, 30'x32' hip roof barn, 22'x66' hog shed, 20'x40' storage shed, a 20'x52' concrete stave silo &



several other small buildings. The yard lies basically flat, has mature trees and is set back from the road, creating secluded privacy.

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



**Tract II: 11.5 acres m/l** all tillable with an average CSR2 of 81.6. **This Tract is currently rented for the 2022 crop season. The Buyer will receive 2022 rent payment at closing.** The soils consist mostly of Colo & Wiota silty clay loam. It lies basically flat with up to 5% slope. The buyer of this Tract is purchasing the South 40' of the Acreage yard as access to the property & will acquire a recorded 35' driveway easement only if Tract I & Tract II are sold to separate entities. Buyer of this Tract will be responsible to create a driveway for access on the South 40' of the current lawn. **Note:** Seller will provide survey, only if sold to two separate parties. If sold to two separate parties,

then Tract I will have a recorded driveway easement for Tract II. If both Tracts are sold one party, no survey or easement will be provided. 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 July 6, 2022, at which time the deed & abstract will be delivered. **POSSESSION:** Tract I: Acreage w/home & buildings – at closing. Tract II: At closing, subject to the Tenant's rights on the Tillable acres. **Closing:** on or before July 6, 2022. **TAXES:** Prorated to date of closing. **All announcements day of auction take precedence over all previous advertising.**

**LEONARD SLAGLE ESTATE: owner**

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

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

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