

FARMLAND AUCTION

We will offer for auction the following Farmland located 3 miles North of North English, IA on Hwy 149, then ½ mile East on 305th St/ MM Ave.

Friday – August 24, 2018 – 10:00am

67 acres m/l

CSR2 of 86.8 – Pattern tiled

Iowa County - Fillmore Twp - Section 18

AUCTION TO BE CONDUCTED ON SITE

There are 51.25 tillable acres with an average CSR2 of 86.8. This highly productive farm has been pattern tiled w/50' spacings & the soils consist mostly of Koszta, Colo & Amana silt loam. It lies basically flat & borders the North branch of the English River. The corn base is 50.40 acres with a yield of 133 bu/ acre. The remaining acres are in Timber & road easement.



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 September 24, 2018, at which time the deed &

abstract will be delivered. **CLOSING:** On or before September 24, 2018 **POSSESSION:** Following the harvest of the 2018 crop, subject to the Tenant's rights which end March 1, 2019. **TAXES:** Prorated to date of closing.

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

ROSETTA MASON: owner

Attorney: Jim Claypool, 505 Court St, Williamsburg, IA 52361

Auctioneer: Dwight Duwa - 319-646-6775

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

