

FARMLAND AUCTION

We will offer for auction the following Farmland located 2½ miles South of Sigourney, IA on Hwy 149

Friday – May 25, 2018 – 10:00am

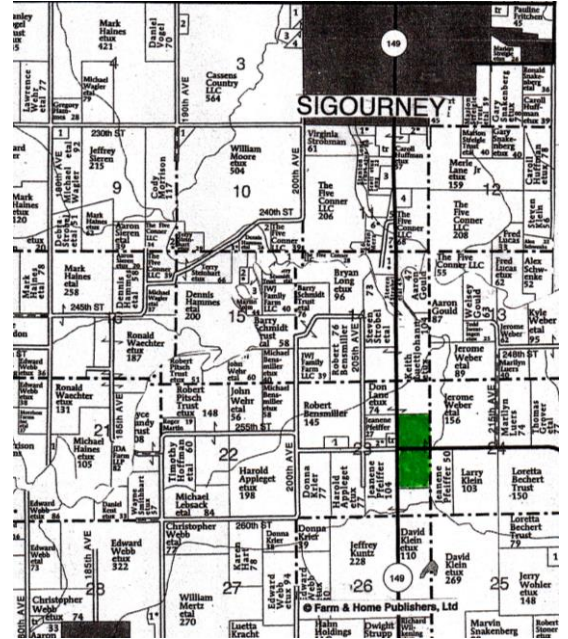
72.5 acres m/l

Keokuk County - W Lancaster Twp - Section 24

AUCTION TO BE CONDUCTED ON SITE



There are 68.56 tillable acres with an average CSR2 of 83.8. This includes 2.01 acres which are in a CRP contract at \$337.20/ acre thru 2030. The remaining acres are in waterways, ditch w/trees & road easements. The soils consist mostly of Givin, Ladoga & Colo-Ely. This farm is located along Hwy 149 with excellent farm to market. It lies basically flat with gentle slopes.



Note: Buyer's will be receiving 100% of the cash rent for the 2018 crop year. Seller's will locate the corners of this property. 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 June 25, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before June 25, 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.

MOLLIE A PEIFFER TRUST: OWNER

Trustee: Ronald J Peiffer Attorney: John Wehr 116 E Washington, Sigourney, IA 52591

Auctioneer: Dwight Duwa - 319-646-6775

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