

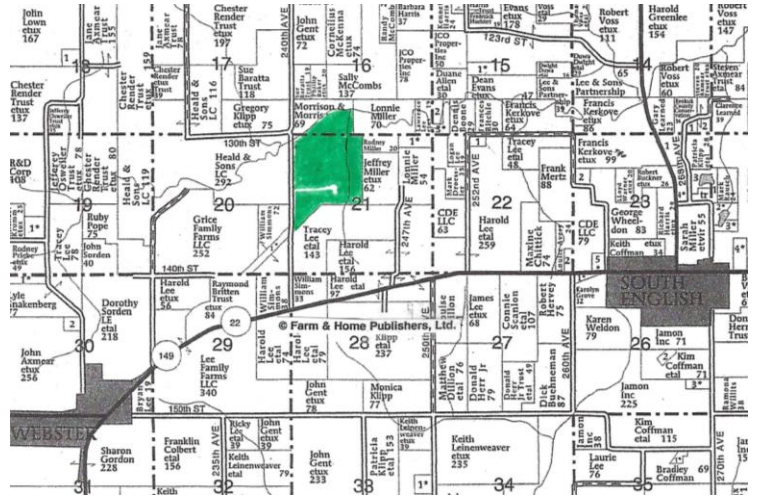
FARMLAND AUCTION

We will offer for auction the following Farmland located at 13358 – 240th Ave, South English, IA which is 2½ miles West of South English & ½ mile North on 240th Ave or 1½ miles East of Webster on Hwy 22/149 & ½ mile North

Tuesday – November 19, 2019 – 10:00am

199 acres m/l

**Keokuk County
English River Twp
Sections 16 & 21**



AUCTION TO BE CONDUCTED ON SITE

199 acres m/l with 168 acres m/l currently tillable, having a CSR2 of 60. A portion of this farm lies along the South fork of the English River, and with improvements, approximately 15 additional acres could be tillable. The soils are mostly Zook, Ladoga, Olmitz-Vesser-Zook & Nodaway. The remaining acres lie rolling w/ the majority having a north slope. The base acres are: Corn is 108.37 acres yielding 127 bu/acre, Beans are 47.73 acres, yielding 46 bu/ acre & Oats is 1.57 acres, yielding 50 bu / acre. This farm has great access as it is just ½ mile from Hwy 22/149, just East of Webster. There is a pipeline easement at the very South end of this farm. **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: The Real Estate is being sold in "As Is" condition. Buyers must have financing pre-arranged as Auction is not subject to financing or any inspections. 15% down day of auction w/balance due on or before December 19, 2019, at which time the deed & abstract will be delivered. **CLOSING:** December 19, 2019 **POSSESSION:** Following the harvest of the 2019 crop. **TAXES:** Prorated to date of closing.

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

MORRISON & MORRISON INC: OWNER

Attorney: Bob Leinen, PO Box 460, North English, IA 52316

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasauktion.com

Not responsible in case of theft or accidents

