

FARMLAND AUCTION

We will offer for auction the following Farmland located on the NE corner of Kinross, IA or 7½ miles West of Wellman on Hwy 22 & ¼ mile North on 320th Ave

Friday - February 22, 2019 - 11:00am

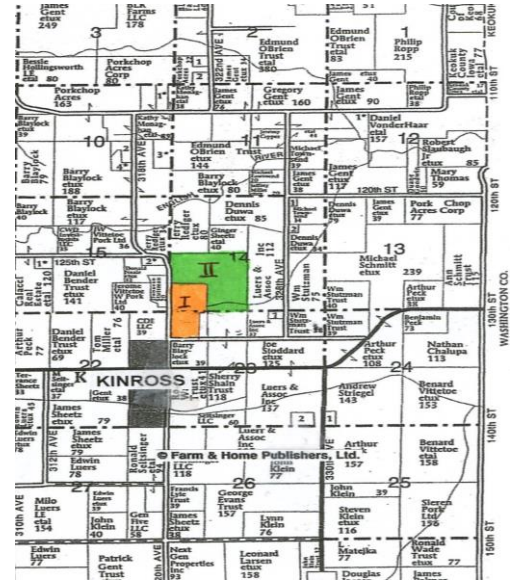
190 acres m/l

Keokuk County - Liberty Twp - Sections 14 & 23

TRACT I: 69.5 ACRES M/L TRACT II: 120 ACRES M/L

To be sold as 2 individual Tracts

AUCTION TO BE CONDUCTED ON SITE



Tract I: 71 acres m/l with 65.83 tillable acres. The average CSR2 is 59.4 with most of the soils being Ladoga, Bucknell, Hedrick & Billett. The North 40 acres m/l of this Tract has been seeded with hay/ pasture for the past 5 to 6 years. A portion of this Tract lies with 0-2% slopes to gentle slopes. It has road easement to the West & South & is just ¼ mile off of Hwy 22.



Tract II: 119 acres m/l with 96.13 tillable acres. The average CSR2 is 57.6 with most of the soils being Billett, Nodaway & Gara-Armstrong. The 30 acre m/l cropland field in the Northeast corner has been in a hay / pasture rotation for the past 4-5 years. This Tract lies rolling, with 19.85 acres of timber, draws & creek area. There is a Koch Ammonia pipeline easement crossing this Tract.

Note: The base acres of this farm are: Corn 77 acres yielding 113 bu/ac & Oats 23.1 acres yielding 52 bu/ acre. The bases will be split according to the farming history by

the FSA Office of Keokuk County if sold to separate parties. A Survey to divide these two Tracts & a \$1000 driveway credit for Tract II will be provided by the Seller if sold to separate parties. The Tracts will be sold to the nearest ½ acre & will be adjusted if needed as a result of the Survey. 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 March 29, 2019, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before March 29, 2019 **TAXES:** Prorated to date of closing.

Note: Farm Equipment will sell beginning at 10am to be listed at later date.

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

BILL & JANE WEBER: OWNERS

Attorney: Kevin Hitchins, PO Box 776, Marshalltown, IA 50158

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasauction.com

Not responsible in case of theft or accidents

