

# FARMLAND/ ACREAGE AUCTION

We will offer for auction the following Farmland located at 1710 – Nutmeg Ave, Washington, IA which is 4½ miles South of Kalona on Hwy 1, then 1 mile East on 170<sup>th</sup> St. or 7 miles North of Washington on Hwy 1, then 1 mile East

## Friday – November 1, 2019 – 10:00am

### PRIME WASHINGTON COUNTY FARMLAND

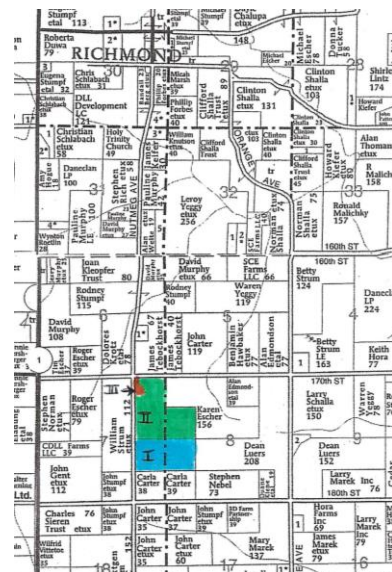
### 195 ACRES M/L FARMLAND

### 5 Acres m/l w/Home, Buildings & Bins

### Washington Co – Jackson Twp – Section 7 & 8

### TRACT I: 80 ACRES M/L – CSR2 80.6 - TRACT II: 115 ACRES M/L – CSR2 80.3

### TRACT III: 5 ACRES M/L W/ 4 BEDROOM HOME, BUILDINGS & BINS



Auction to be conducted on site. To be sold as 3 Individual Tracts

The first buyer has the option to purchase Tract I or Tract II or both Tract I & II.

**TRACT I:** 80 acres m/l all tillable with a CSR2 of 80.6. The soils consist mostly of Kalona, Nira, Mahaska & Taintor silty clay loam & lies basically flat. There is .56 acre in the SE corner (waterway) which is in a CRP contract at \$336/acre thru 2025.

**TRACT II:** 115 acres m/l, basically all tillable with CSR2 of 80.3. The soils are mostly Taintor, Kalona, Mahaska & Nira silty clay loam and lies relatively flat with a small portion of slope on the East end. There is .49 acre on the East end (waterway) which is in a CRP contract at \$336/ acre thru 2025. This high productive, quality farm has been well maintained by the Schlaubaugh's for many years.

**TRACT III:** 5 acres m/l w/ 4 bedroom home buildings & grain bins. The home features 4 bedrooms, 2 baths, 2367 sq ft of living space with an attached 2 car garage w/door openers. The main floor features the kitchen w/oak cabinets, Amana 18 cu. ft



refrigerator, Maytag gas range & Maytag dishwasher, dining & living rooms, 2 bedrooms, 2 bathrooms & the laundry room. The 2<sup>nd</sup> level has 2 bedrooms with side storage areas. The unfinished full basement contains the Lennox Pulse LP furnace, Central air, gas water heater, water softener. The home has a vinyl siding, asphalt roof & a front porch w/vinyl fence. The buildings consist of a 30'x50' Quonset, 40'x60' barn w/15'x40' lean to, 12'x22' older detached garage w/overhead door & a 14'x30' chicken shed. There is a 12,000 bu drying bin & a 2,500 bu storage bin. The 1000 gal LP tank is owned by the Estate. The water is supplied by a deep well & the septic system was updated in 2014. The acres encompassing the homestead have mature shade trees, lawn & pasture. **Note:** The combined base acres of this farm are: Corn: 118.53 acres, yielding 156 bu/ acre, Beans: 74.67 acres, yielding 50 bu/acre. The bases will be split according to the farming history if sold to separate parties. The Buyer of Tract I & II will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. The Seller will provide a survey if Tract II & Tract III are purchased by separate parties. 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 payment to be made day of auction w/balance due on or before December 17, 2019, at which time the deed & abstract will be delivered. **CLOSING:** On or before December 17, 2019 **POSSESSION:** Tracts I & II immediately following the completion the harvest of the 2019 crop. Tract III: At closing, except for the 2 bins which the Tenant is reserving till Aug 1, 2020. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



## Personal Property Selling at 9:00am

**JD B TRACTOR – CHEVY PICKUP – BUICK CAR – FARM ITEMS:** JD-B tractor; 1996 Chevy 1500, Vortec V8-auto, 2WD pickup, w/159,847 miles, cloth interior, bucket seats; 1999 Buick LaSabre w/225,329 miles & cloth interior; Horse drawn 1 R walk behind cultivator; Ford trip bucket loader w/ front pump; Wire panels, Steel posts; Ele fence posts; Misc lumber; 12' alum. ladder; 6' Werner step ladder; Small air compressor; LP tanks

**JD 445 LAWN MOWER – LAWN / GARDEN & SHOP TOOLS:** JD 445 lawn tractor w/ 1509 hrs; JD STX38 lawn tractor w/ 2 bag grass bagger & 38" deck; JD LT 105S weed eater; B& D ele lawn edger; Alum. 4 wheeler ramps; Craftsman laser trac table top drill press; Bench grinder on stand; MBC tool box; Older Blue Star table saw; Power

Craft angle grinder; Homelite XL chain saw; ½" sockets; ¼" ratchet set; Post driver; Pipe wrenches; Pry bar; Grease guns; 2 wheel dolly; 2T floor jack; Hand tools; Tool box; Stud finder; Ratchet fence stretcher; Jumper cables; Metal shelving; White metal cabinet; Shovels; Rakes; Scraper; Round wooden picnic table

w/benches; Lawn chairs; Bag toss game; Coolers; Picnic baskets **FURNITURE & APPLIANCES:** Amana high eff washer; Maytag ele. dryer; Amana 10 cu. ft chest freezer; Older brown Frigidaire refrigerator; Speed Queen wringer washer; 1995 Roth Construction by Todd Earnest Oak roll top desk; 2 blue Lazy Boy recliners; Cream/ tan couch; Maroon swivel rocker; Walnut Grandmother clock w/ Tempus Fugit works; Mahogany china cabinet; Oak entertainment center; Oak like bookshelf; Oak type 2 door cabinet; Duncan Phyfe sq oak tables w/leaves & chairs; Broyhill 4 piece queen size bedroom set w/ prestige Tritec mattress set; Pine single bed; 2 single beds; Pine, Mahogany & Maple chest of drawers; Orion flat screen TV; 13" Polaroid TV; Singer 413 port sewing machine; Maple end table; Maple w/marble insert coffee table; Pine plant stand; Maple chairs; Walnut desk; Maple knee hole desk; Quilt rack; Electrolux vac; Hammock; Vitamaster exercise bike; Step stool; Air hockey table; Thomas organ; Console stereo; Record cabinet; Metal 2 door cabinets & drop front desk; Card & folding tables; Many folding chairs; Night stand; End tables; Footstools; Lamps; Many pictures & prints including 2-1984 Doug Miller scenic prints; Assorted rolls of carpet; Many assorted linens; Medicine cabinets **PRIMITIVES - COLLECTIBLES – GLASSWARE:** Art Deco chest of drawers; Hickory rocker; Metal frame full size bed; Quarter sawn oak dresser; Granite top green table; Ptd 1 drawer table; Waterfall cedar chest; Ornamental yard windmill; Handmade windmill weathervane; Wash tub; Pete Schlaubaugh golf ball sign; Schlaubaughs – Pete & Clara sign; 12 place Haviland Bavarian dinnerware w/ Rose pattern & accessory pieces; Hand ptd plates/ bowls; 2 Pyrex nesting bowls sets; Blue stoneware bowl; Iris / Herringbone bowls, sugar, butter platter, etc; Moss Rose ironstone plates/ cups/ saucers; Kerosene lamps; Blue canning jars; Costume jewelry; Starflower/ Cherry Wattware pitcher-Farmers Supply (w/damage); Pressed glass compote, pitcher, bowls, tumblers, cr/sugars, relish, etc; Pink dep bowls, divided dish, vase, etc; Handmade high wheel wagon toy; Vintage table cloths; 1946 Lodge belt buckle; Kalona Fall Festival pins '70-'90's; Children's books; Chatter telephone; Fisher Price bus & phone; Assorted Tonka dump trucks; Skelly 5 gal can; Oil cans; Funnel; Bird house; Baskets; Sled; White wooden door; Conabear traps; Bird house; Croquet set; 1922 & 1970's license plates; Cloth seed sacks; Ladino Clover, Riverside Brand, Red Clover, Pioneer Hybrid Seed Corn, Hawkeye Brand-CR, etc **KITCHEN – HOUSEHOLD:** GE Microwave; Sunbeam mixer; Wabalco ele skillet; Lifetime cookware & skillet; Pressure cooker; Crock pots; Bread machines; Salad maker; Victorio strainer; Granite canner & roasters; Canning jars; Granite refrigerator dishes; Waffle iron; Coffee pots; Popcorn popper; Toaster; George Foreman; JD cookie jar; Can opener; Bakeware; Tupperware; SS bowls; Glass casseroles; Utensils; Measuring pitchers; White dinnerware; Hand mixer; Corningware; 12 place set of Smith Taylor dinnerware w/ gold trim; Anchor Hocking cup/saucers; Stemware; Correlleware; Kalona Historical & other cookbooks; Large collection of jig saw puzzles; Sewing box & supplies; Baskets; VCR's; Records; CD's; Boom box; Misc books; Oscillating fan; Humidifiers; Air mattress; Heaters; Golf Clubs; Plastic totes; Luggage **ORDER OF SALE:** Household & hayrack items, 10am-Farmland followed w/Tractor, vehicles, mowers & furniture



## Omar (Pete) & Clara Belle Schlaubaugh Family Farm

**Executor:** Dawn Schrock **Attorney:** Mike Brenneman, PO Box 66, Kalona, IA 52247 **Auctioneer:** Dwight Duwa - 319-646-6775

Web: duwasauction.com Terms: Cash or ck w/ ID Not responsible in case of theft or accidents