

FARMLAND AUCTION

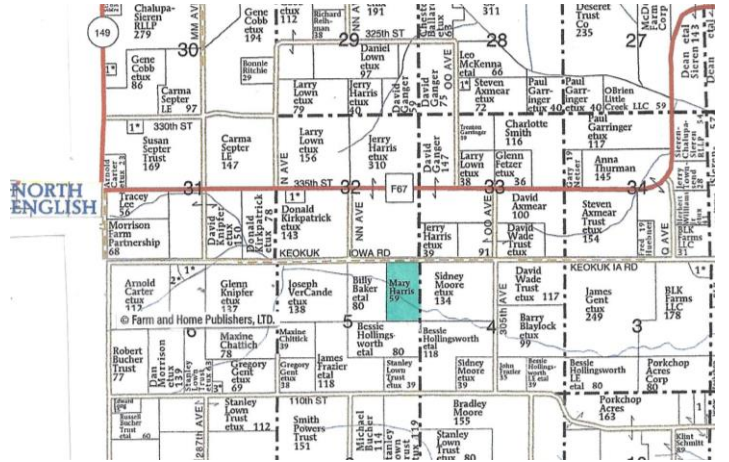
We will offer for auction the following Farmland located 1½ miles East of North English, IA on F67 then, 1 mile South on NN Ave & ¼ mile East on Keokuk/ IA Rd (Level B /Dirt Rd). Auction to be conducted at Knoll Ridge Country Club (Golf Course) 746 W Washington St, N English, IA

Friday – February 24, 2023 – 10:00am

60 acres m/l

Keokuk County – Liberty Twp - Section 4

AUCTION TO BE CONDUCTED at
Knoll Ridge Country Club (Golf Course)
North English



60 acres m/l of farmland has an average CSR2 of 70.6 with 51.43 acres m/l tillable. Nodaway-Ackmore-Vesser complex soil encompasses 40.5% of this farm. A variety of Clinton, Colo-Ely, Ladoga & Vesser soils make up the majority of this farm. The non-tillable acres have a variety of trees & waterways. There is very little ROW along the Level B, road access. Minimal improvements to the

waterways could add tillable acres.

Note: Base acres are: Corn-33.36 acres, yielding 153 bu/acre, Beans-9.82 acres, yielding 47 bu/acre. Buyer/s will acquire the current Tenant for the 2023 crop year & 100% of the rent income. 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 April 6, 2023, at which time the deed & abstract will be delivered. **CLOSING:** On or before April 6, 2023 **POSSESSION:** At closing, subject to the Tenants rights following the harvest of the 2023 crop or March 1, 2024 **TAXES:** Prorated to date of closing.



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

MARY LOU HARRIS ESTATE: owner

Auctioneer: Dwight Duwa - 319-330-6023 or 319-646-6775

Attorney: Michael Elwood, PO Box 460, North English, IA 52316

Executors: Anthony Harris & Terry Harris

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