

# FARMLAND AUCTION

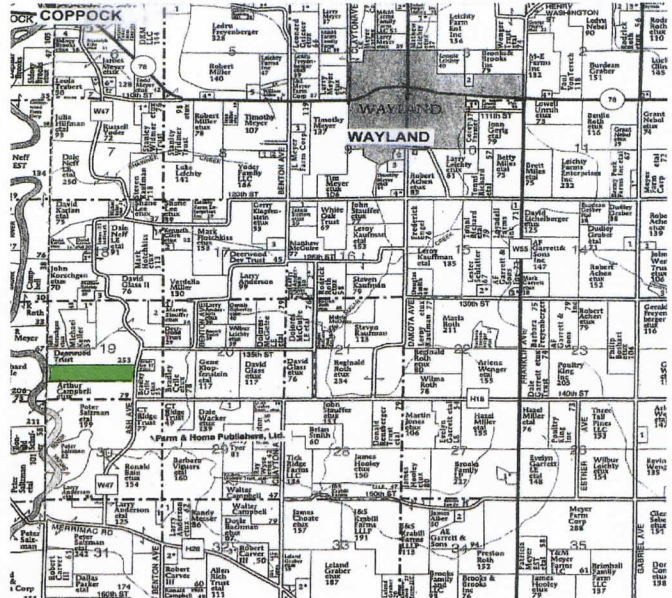
We will offer for auction the following Farmland located ½ mile West of Wayland, IA on Hwy 78, then 3 miles Southwest on Benton Ave/ 135<sup>th</sup> St & ¼ mile South on Ash Ave.

**Friday – January 25, 2019 – 10:00am**

## 77 acres m/l

Henry County - Jefferson Twp - Section 19  
**AUCTION TO BE CONDUCTED ON SITE**

There are 51.61 tillable acres with a CSR2 of 72.8 on the tillable acres only. (Overall CSR2 of 56.1). Most of the soils are Nodaway, Richwood, Clinton & Chelsea-Fayette-Lamont complex. The base acres are Corn 22.8 acres yielding 118 bu/acre & Bean 22.8 acres yielding 44 bu/acre. This Tract is located along the East side of the Skunk River and has 23.5 acres of Timber running throughout the middle & along the river, which make it attractive for hunting deer & turkey.



**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:** 15% down day of auction w/balance due on or before February 25, 2019, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before February 25, 2019 **TAXES:** Prorated to date of closing.

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

**REX SINN ESTATE & CORRINE L SINN TRUST: OWNERS**

**Executor: Bill Black Trustee: Barb Starr**

**Attorney: Joe McConnell, 211 W Washington St, Washington, IA 52353**

**Auctioneer: Dwight Duwa - 319-646-6775**

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