

FARMLAND/ ACREAGE AUCTION

We will offer for auction the following Farm located 3 miles West of Wellman, IA on Hwy 22

Friday – October 27, 2017 - 10:00am

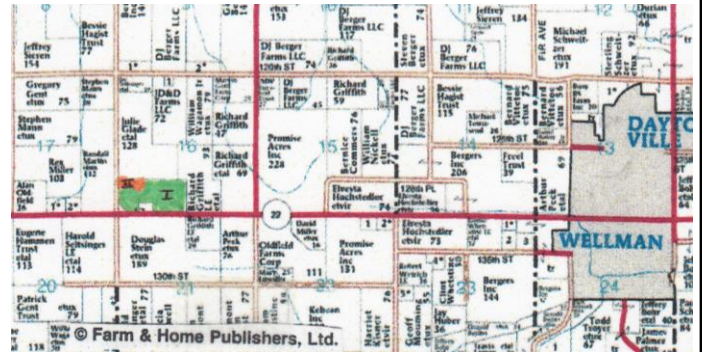
74 ACRES M/L

Washington County
Limecreek Twp – Section 16

TRACT I – 68 ACRES M/L

TRACT II – 6 ACRES M/L

**AUCTION TO BE CONDUCTED ON SITE
& will be sold as 2 individual Tracts**



TRACT I: 68 acres m/l. This Tract has a CSR2 of 61.6 with 57.25 acres tillable. The remaining acres are in waterways, a few trees & road easement. This productive Tract lies with gentle slopes & the soil is mostly Ladoga silt & clay loam.



TRACT II: 6 acres m/l. This Tract has great potential for building a home with scenic views overlooking the pond, located just ¼ mile off the Highway & 3 miles from town. It features a 2000 Bloom 45'x60' steel utility building with a cattle lot sorting pen & alley, a 2010 - Conrad 7,000 bu grain bin with drying floor & 8" unload & a 2000 drilled 260' well. This opportunity to build a home in the country on a small Tract of land is a rare find.



Note: This farm has great farm to market access being on Hwy 22 & 3 miles from Wellman. 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 December 1, 2017, at which time the deed & abstract will be delivered. **CLOSING:** On or before December 1, 2017. **POSSESSION:** On or before March 1, 2018, subject to the Tenant's rights. **TAXES:** Prorated to date of closing.



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

JOHN A & MARILYN YODER FARM

SUZANNE LANGE: owner

Attorney: Michael Brenneman, PO Box 66, Kalona, IA 52247

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

Web: duwasauuction.com

Not responsible in case of theft or accidents