

FARMLAND – ACREAGE AUCTION

We will offer for auction the following Farmland located at 1877 – 77th St which is 2 miles West of Blairstown on Hwy E66.

Friday – December 14, 2018 – 10:00am

Tract I: 172 acres m/l Farmland w/CSR2 of 81 & 9600 bu Grain Bin

Tract II: 6 acres m/l with 4 & 2 Bedroom homes & buildings

Located in Benton County – Leroy Twp – Section 16

**AUCTION TO BE CONDUCTED ON SITE
TO BE SOLD AS 2 INDIVIDUAL TRACTS**



TRACT I: 172 acres m/l with 167.78 tillable acres. It has an average CSR2 of 81.7. The soils consist mostly of Colo-Ely Complex, Downs silt loam, Colo Silty clay loam & Wiota silt loam. It lies with a north slope, with a small area in the SW corner having a 13% m/l slope & the remainder having 0-6% slopes. The bases are: Corn 95.92 acres yielding 166 bu/acre & Beans 57.58 acres yielding 52 bu/acre. The bin site includes a 9600 bu Circle Steel Corp drying bin with 8" discharge & 500 gal LP tank. There are also 2 round block corn cribs. Tenant reserves the grain bin till on or before September 1, 2019. This is a well maintained farm as the Ohlen Family has used excellent farming practices including a portion of it being tilled by Rabe Tiling of Blairstown.



TRACT II: 6 acres m/l w/4 & 2 bedroom homes, 36'x50' Quonset w/ new steel roof & vinyl sides & overhead door w/automatic opener, 32'x48' hip roof bank barn with new roof & steel siding, 26'x40' Corn crib w/ steel roof & inside cup elevator & 3 cattle (2-24'x40' & 1-18'x48') sheds with concrete & feeding floors, 20'x36' hog/farrowing building w/new steel roof & siding. The 4 bedroom home features a remodeled kitchen w/built in Maytag electric oven, Counter-top Maytag electric range w/Broan hood, Maytag 18 cu ft refrigerator, 1½ baths, hardwood floors, pine wood work, Lennox furnace w/central air, electric water heater, walk-out basement, aluminum siding, asphalt shingles & vinyl windows. The 2 bedroom home features hardwood floors, 1 bathroom, Lennox Elite Series furnace, electric water heater, shower stall & stool in basement, Vinyl siding & asphalt shingles. There are 2 detached 20'x22' & 14'x20' garages with vinyl siding. The water is supplied by Poweshiek Rural Water Co & there is also a deep well w/ submersible pump. This homestead has a beautiful scenic view, has been well maintained, & is on a hard surface road just 2 miles from town.



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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.

OPEN HOUSE VIEWING: Wednesday & Thursday - November 7th & 8th from 4-6pm

TERMS: 15% down day of auction w/balance due on or before January 14, 2019, at which time the deed & abstract will be delivered.

CLOSING: On or before January 14, 2019. **POSSESSION:** Tract I: Subject to the tenants' rights which end March 1, 2019. Tract II: At closing. **TAXES:** Prorated to date of closing.

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

WILLIAM (BILL) OHLEN FARM

The Families of William (Bill) & Marsha Ohlen: owners

Attorneys: John Wagner PO Box 262, Amana, IA 52203 & Jennifer Zahradnik PO Box 283, Belle Plaine, IA 52208

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwasauktion.com

Not responsible in case of theft or accidents