

FARMLAND AUCTION

We will offer for auction the following Farmland located 3 – 5½ miles North of Keota, IA. The auction of all Tracts will be at Tract III, which is 5 miles North of Keota on 330th Ave or 1 mile East of Kinross on Hwy 22, then 1 mile South on 330th Ave

Friday – November 16, 2018 – 10:00am

238.5 acres m/l

**Keokuk County - Liberty Twp - Sections 25, 26 & 27
& Lafayette Twp Section 12**

HIGHLY PRODUCTIVE FARMLAND

TRACT I: 40 ACRES M/L – TRACT II: 80 ACRES M/L

TRACT III: 78.5 ACRES M/L – TRACT IV: 40 ACRES M/L

**AUCTION TO BE CONDUCTED ON THE SITE OF TRACT III
TO BE SOLD AS 4 INDIVIDUAL TRACTS**



TRACT I: 40 acres m/l – located 1 mile South of Kinross on 320th, then ¼ mile West on 150th St (Level B Road). It is all tillable with the CSR2 of 90.4. This Tract lies flat with very gentle slopes & the soils are mostly Mahaska & Otley silty clay loam. The base acres are: Corn is 25.6 acres, yielding 135 bu/acre, beans is 13.7 acres, yielding 50 bu./acre.

TRACT II: 80 acres m/l – located 3 miles North of Keota 330th, then ½ mile East on 170th St. It has 76.83 tillable acres with the CSR2 of 90.1. It lies basically flat with the soils mostly consisting of Mahaska & Taintor silty clay loam.

There are 1.78 acres in the SE corner of this Tract with mature trees. The base acres are: Corn is 38.5 acres, yielding 157 bu/acre, beans is 38.3 acres, yielding 45 bu/acre.

TRACT III: 78.5 acres m/l - located 5 miles North of Keota on 330th Ave or 1 mile South of Hwy 22 on 330th Ave. It has 75.83 tillable acres with the CSR2 being 79.9. This Tract lies flat with gentle slopes and the soils are mostly Taintor & Mahaska silty clay loam. The base acres are: Corn is 75

acres, yielding 135 bu/acre, beans is .8 acre, yielding 50 bu/acre.

TRACT IV: 40 acres m/l – located across the road to the South of Tract III. It is all tillable with a CSR2 of 61.7. It is all enrolled in a CRP contract (CP25), which pays \$180.31/ acre thru 2020. The base acres to succeed the CRP contract are: Beans with 39.1 acres, yielding 50 bu/acre.

Note: The Buyer of Tract IV will be 100% responsible to comply with the regulations of the CRP Contract & the Seller shall not be held liable. 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 17, 2018, at which time the deed & abstract will be delivered.

CLOSING: On or before December 17, 2018. **POSSESSION:**

Following the harvest of the 2018 crop, subject to the Tenant's rights which end March 1, 2019. **TAXES:** Prorated to date of closing.

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

JOHN THOMAS KLEIN ESTATE: OWNER

Executors: Kristi Klein & Justin Garrett

Attorney: Bob Leinen, PO Box 460, North English, IA 52316

Auctioneer: Dwight Duwa - 319-646-6775

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

