

FARMLAND AUCTION

We will offer for auction the following Farmland located ½ mile North of Millersburg, on F-52 Trail

Friday – Oct 25, 2019 – 10:00am

237.5 ACRES M/L

Iowa County – English Twp
Section 5,6,7 & 8

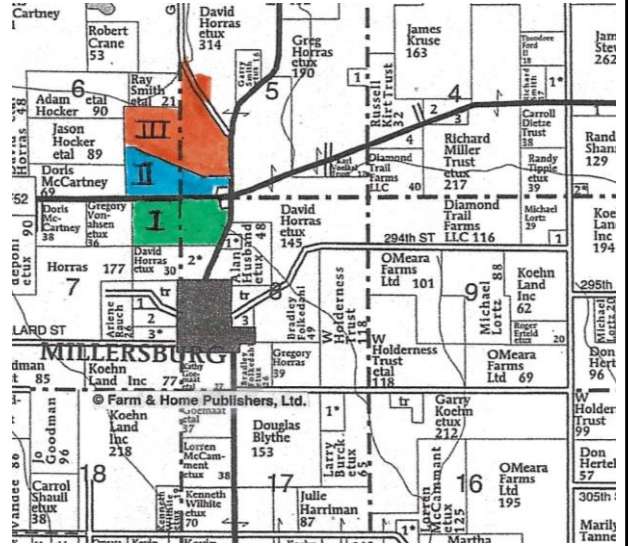
AUCTION TO BE CONDUCTED ON SITE

To be sold as Three individual Tracts

TRACT I: 77 acres m/l

TRACT II: 54.5 acres m/l

TRACT III: 106 acres m/l



TRACT I: 77 acres m/l with 67.39 tillable acres having a CSR2 of 67.3 The soils consist mostly of Ladoga & Colo-Ely complex, It lies gently rolling and has hard surface road on the East & North side. There are 3 acres m/l with a building site consisting of a 48'x56' steel roof & sided barn, 30'x40' machine shed with a 12'Hx15'W door. Rural water is assessable. Modern Cooperative Telephone Co has a tower site lease located in the SE corner which currently pays \$405.35/ month.



TRACT II: 54.5 acres m/l with 48.68 tillable acres & a CSR2 of 61. The soils consist mostly of Ladoga, Clinton, Lindley-Keswick & Ackmore-Colo. Approximately 25 acres of the tillable lie basically flat w/2-5% slope with the remaining acres rolling. There is a small Tract of timber located at the West end with the balance of



acres in waterways & road easements.
TRACT III: Located on the North Side of Tract II along H & GG Ave. 106 acres m/l with 54.32 tillable acres, 41.82 acres in pasture with a variety of trees, 2 small ponds which is the water supply for this Tract, 6 acres m/l of timber & the remainder in draws & road easements, This Tract has good road access, has a portion of good tillable acres & rolling permanent pasture.

Note: The base acres for this farm will be split according to the farming history by the FSA Office if sold to separate parties. Total base acres



are: Corn: 63.4 acres yielding 151 bu/acre, Bean: 25 acres, yielding 47 bu/ acre & Oats: 13.4 acres, yielding 50 bu / acre. Seller will provide dividing survey if sold to separate parties. 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 December 16, 2019, at which time the deed & abstract will be delivered. **CLOSING:** December 16, 2019 **POSSESSION:** On or before March 1, 2020 subject to the tenant's rights **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

DAIRYL FAAS ESTATE: OWNER

Executor: Duane Faas - Attorney: Mike Elwood, PO Box 460, North English, IA 52316

Auctioneer: Dwight Duwa - 319-646-6775

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