

FARMLAND AUCTION

We will offer for auction the following Farmland located 2 miles North of Millersburg, IA on V52, then 1½ miles West on 275th, ¼ mile North on G Ave, 1 mile West on 270th & 2 miles North on F Ave or 1½ mi South on V52, then 2½ miles West on 230th & 1½ mile South on EE Ave.

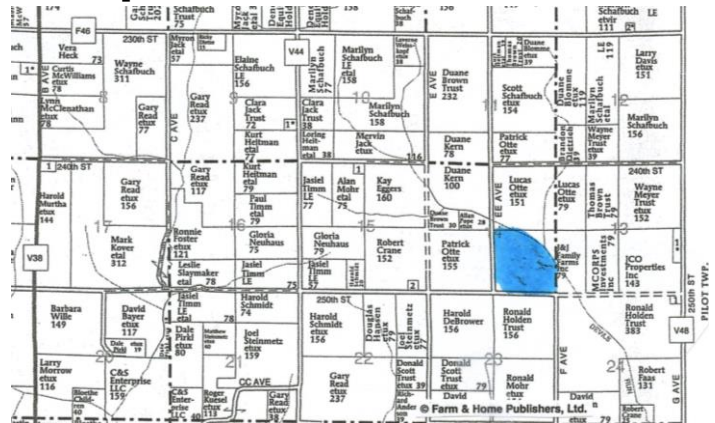
Wednesday – November 14, 2018 – 10:00am

138 acres m/l

Iowa County - Lincoln Twp - Section 14

AUCTION TO BE CONDUCTED ON SITE

There are 117 tillable acres with an average CSR2 of 46.8. The soils are mostly Clinton, Ackmore-Colo & Lindley-Keswick complex. This farm has been taken out of the CRP program & will be eligible for farming immediately. It lies rolling with a few trees & waterways. It has great road access. The base acres are: Corn 63 acres with a yield of 143 bu/acre, beans 7.2 acres with a yield of 51 bu/acre & Sorghum .10 acre with a yield of 70 bu/acre which will be split following the auction according to the farm history by the FSA office of Iowa County.



Note: Buyer's final settlement will be calculated on the amount of acres purchased once the survey of the NE corner has been completed. 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 14, 2018, at which time the deed & abstract will be delivered.

CLOSING: On or before December 14, 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.

LARRY & MAXINE BURCK ESTATES

Executors: Deb Miller & Shelly Reiten

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