

FARMLAND AUCTION

We will offer for auction the following Farmland located 5½ miles South of I-80/Oxford IA (Exit 230), then ¼ mile East on Black Diamond Rd & 1/8 mile South on Black Hawk Ave or 2 ¾ miles West of Windam on Black Diamond Rd, then South on Black Hawk Ave.

Friday-December 20, 2024 – 10:00am

77 acres m/l

Johnson County - Hardin Twp – Section 32

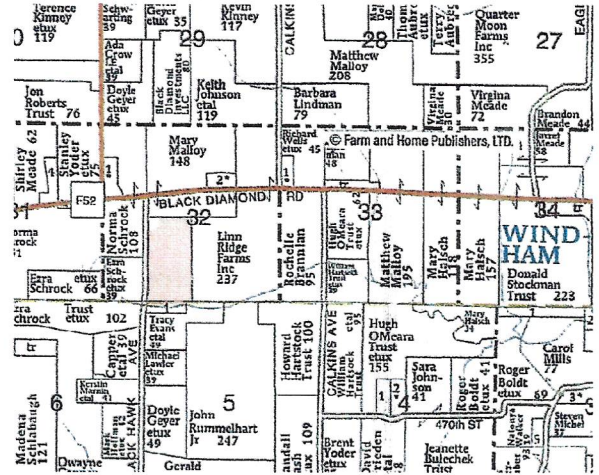
AUCTION TO BE CONDUCTED ON SITE

77 acres m/l of farmland. There are 61.76 tillable acres with

an average CSR2 of 81.3. The tillable acres contain 31.02 crop acres & 29.74 acres in 2 CRP contracts. The contracts are 20 acres @ \$197/acre thru 2030 & 9.74 acres @ \$300/

acre thru 2027. The non-tillable acres are at the South end, with 13.55 acres of Timber along Old Man's Creek which makes for excellent deer hunting & the remainder in ROW. The soils are mostly, Bremer, Nevin & Colo silty clay loam & Lawson silt loam. This farm has 32.02 corn base acres, yielding 129 bu/acre. **NOTE:** Buyer's will acquire 100% of all future CRP payments. Buyer's will be 100% liable to comply with the CRP contracts & hold the Seller harmless for any damages. 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 January 21, 2024 at which time the deed & abstract will be delivered. **CLOSING:** On or before January 21, 2024 **POSSESSION:** Day of auction. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



RON SCHINTLER: owner

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

Attorney: Christopher A. Jones, Shuttleworth & Ingersoll, PLC 327 2nd St, Suite 300, Coralville, IA 52241

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