

# FARMLAND AUCTION

We will offer for auction the following Farmland located 5 miles East of Williamsburg, IA on F46, then 2½ miles South on V Ave, or 4 mile South of I-80 Little Amana (Exit 225) on U Ave (W21), then 1 mile East on 260<sup>th</sup> St

**Friday – April 5, 2019 – 10:00am**

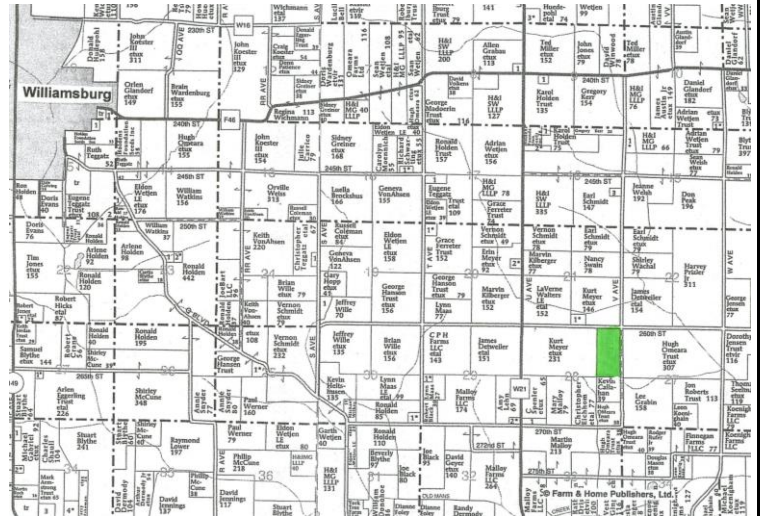
**80 acres m/l**

**Iowa County - York Twp**

**Section 28**

**AUCTION TO BE CONDUCTED ON SITE**

This 80 acres m/l has 72.41 tillable acres. The average CSR2 is 50.3 with the soils being mostly Clinton silty clay loam & Clinton silt loam. The bases are: Corn 25.1 acres, yielding 120 bu/acre & Beans 14.8 acres, yielding 41 bu/ acre. The non-tillable acres have a pond area in need of repair & road easements. There is also a ONEOK North Systems LLC Pipeline across this farm. It lies rolling and has good farm to market location being just 1 mile from a hard surface road.



**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.

**TERMS:** 15% down day of auction w/balance due on or before May 6, 2019, at which time the deed & abstract will be delivered. **CLOSING:** On or before May 6, 2019. **POSSESSION:** Day of auction.

**TAXES:** Prorated to date of closing.

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

**EARL & FRAN SCHMIDT: OWNERS**

**Attorney:** Grant Taylor, PO Box L, Victor, IA 52347

**Auctioneers:** Dwight Duwa - 319-646-6775 Jeff Wille

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