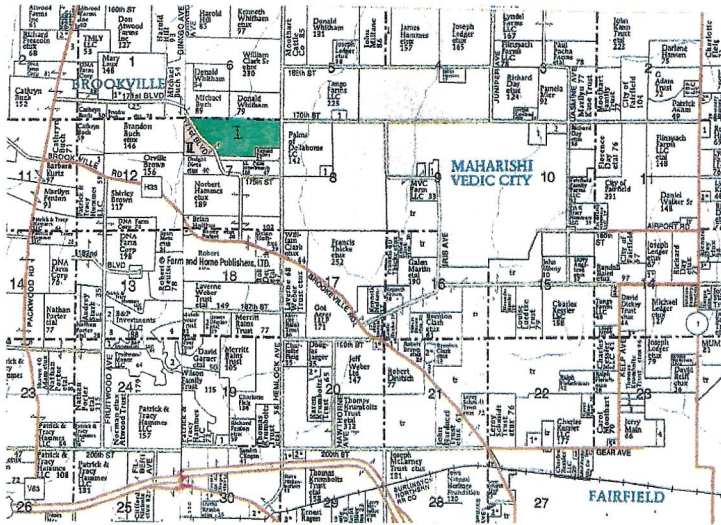


# FARMLAND AUCTION

We will offer for auction the following Farmland located 1½ miles North of Fairfield, IA on Hwy 1, then 1¼ miles West on Airport Rd, (West side of Maharishi Vedic City), 1 mile North on Jasmine Ave & 2¾ miles West on 170th or 3 miles NW of Fairfield on Brookeville Rd & 1 mile North on 171<sup>st</sup> Blvd

**Friday – November 29, 2024 – 10:00am**



**186 acres m/l**

**JEFFERSON COUNTY**

**Center Twp – Section 7**

**To be sold as 2 individual Tracts**

**Tract I: 141.5 acres m/l – 68.1 CSR2**

**Tract II: 44.5 acres m/l – 64.3 CSR2**

**AUCTION to be conducted on SITE**

**Tract I: 141.5 acres m/l of farmland.** There are

136.59 tillable acres with an average CSR2 of 68.1.

Within the tillable acres are 7.86 acres enrolled in a CRP

Contract at \$300/acre thru 2033. The soils are mostly

Otley, Gara, Clarinda, Nira & Taintor silty clay loam &

Olmitz-Zook-Vesser complex. A large percentage of this

Tract lies flat, the West end having gentle slopes & the

non-tillable acres have few trees, draws & ROW.

**Tract II: 44.5 acres m/l of farmland.** There are 40.12

tillable acres with an average CSR2 of 64.3. Of the tillable

acres, 2.54 acres are enrolled in a CRP Contract at

\$300/acre thru 2033. The soils are mostly Gara, Rinda,

Otley & Ladoga silty clay loam, & Nodaway-Vesser-



Ackmore/ Olmitz-Zook-Vesser complex. This Tract lies gently rolling. The non-tillable acres contain a small creek

area & ROW. **Note:** The base acres are combined & will be split by the

FSA Office according to the farming history, if sold to two entities. Base

acres are: Corn: 126.70, yielding 121 bu/acre, Bean-23.70, yielding 38

bu/ac & Wheat 8.4 yielding, 39 bu/acre. 100% of the 2025 CRP payment

will be the Buyer's. 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 31, 2024, at which

time the deed & abstract will be delivered. **CLOSING:** On Dec. 31,

2024 **POSSESSION:** At closing, subject to the Tenant's rights which

end March 1, 2025. **TAXES:** Prorated to date of closing.



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

**John E & Mildred F Yoder Irrevocable Trust: owner**

**Auctioneer: Dwight Duwa - 319-330-6023**

**Attorney: Caleb Detweiler, 330 E Court St, Iowa City, IA 52240**

**Web: duwasauktion.com**

Not responsible in case of theft or accidents