

# ACREAGE / FARMLAND AUCTION



We will offer for auction the following acreage Tract I: Located at 6765 Tri County Bridge Rd SE, Lone Tree, IA 52755 which is 2 miles South of Lone Tree on Wapsi Ave, 2½ miles West on 660<sup>th</sup> St/ 670<sup>th</sup> St, then ¼ mile South on Tri County Bridge Rd or 5 miles East of Riverside on Hwy 22, 4 miles South on Sioux Ave, ½ mile East on 670<sup>th</sup> St & ¼ mile South on Tri County Bridge Rd.

## Thursday Eve – April 23, 2026 – 6:00pm

**Tract I: 20 acres m/l w/Home & Buildings**

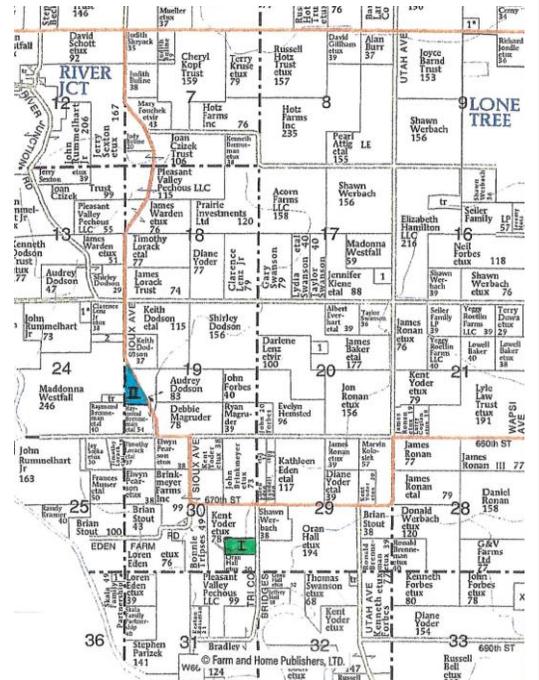
**Tract II: 19 acres m/l Farmland**

**Auction to be conducted on Tract I**

**Located in Johnson Co. - Fremont Twp – Section 30 & 19**



**Tract I:** Located ¼ mile from the hard surface road, this vintage 6 bedroom, 1½ bath, 3288 sq ft home is neatly nestled in the Southern end of Johnson County, near the Iowa River. The kitchen has been updated w/custom oak cabinets, granite counters, LVP flooring, electric range, SS refrigerator, dishwasher & microwave, fixtures & paint. The formal dining room & ½ bath have been updated. The remainder of this home have been maintained & are in need of TLC/ upgrades. The home is heated with forced air LP gas furnace & Central AC. The water is supplied by a deep well. The water softener & reverse osmosis system, condition the water for the home. There are 3 Morton Steel framed buildings: one has 3 garage stalls & shop room. It is insulated & has electric heat. The 40'x60' machine shed is attached to the garage building, & has sliding doors. The 40'x70' machine shed has 2-12½'x 9½' door openings. There is a 10'x16' one way roof, 2 pen livestock shed, 1-6T Schuld & 1-6T Poly Pax bulk bin, 2200 bu



& 4000 bu grain storage bins all encompassed on 2.6 acres m/l of this Tract. Aside from the buildings, are livestock pens w/continuous fencing. The level yard is shaded with mature Maple, Oak & Evergreen trees. This acreage also features 13.9 tillable crop acres with an average CSR2 of 72.3. The soils are mostly Bremer, Marshan, Arenzville, Nevin & Tama, which lie basically flat. The remaining acres include a small creek & ROW. Buyer's will be 100% responsible to update septic system according to Iowa Code & will not hold Seller liable. The 500 gal LP tank is leased from Consumer Coop in Tiffin & is not included in the sale of this Real Estate.

**OPEN HOUSE: Wed & Thurs, March 25 & 26, 2026 5-7:00pm**

**Tract II:** 19 acres m/l located 2½ miles South of Hwy 22 on Sioux Ave. It is all tillable excluding ROW & small area where a homestead has been removed. It has an average CSR2 of 75.1 with the soils being mostly Walford, Atterberry & Sperry silt loams. It lies flat with slight slope. This Tract is highly productive & is along the hard surface road.

**NOTE:** On Tract I & II, Buyer will acquire current Tenant for the 2026 crop year, with 100% of the lease rent going to the Buyer/s at closing. 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, with balance due May 21, 2026, at which time the Deed & abstract will be delivered. **CLOSING & POSSESSION:** On May 21, 2026, Subject to the Tenant rights on the tillable acres. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



**RYAN G YODER: OWNER**

**Auctioneer: Dwight Duwa - 319-330-6023 or 319-646-6775**

**Attorney: Steve Anderson, 568 Hwy 1 W, Iowa City, IA 52246**

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