

FARMLAND AUCTION

We will offer for auction the following Farmland, located ½ mile West of South English, IA on Hwy 22/149

Friday – October 31, 2025 – 10:00am

184 acres m/l

Keokuk County

English River Twp – Section 27

Tract I: 80 acres m/l CSR2 of 77

Tract II: 104 acres m/l – CSR2 of 57

AUCTION TO BE CONDUCTED ON SITE

Tract I: 80 acres m/l is all tillable excluding ROW. It has a



CSR2 of 77 with the soils being mostly Mahaska, Ladoga, Hedrick, Otley & Gara-Armstrong. The corn base is 26.33 acres, yielding 147 bu/ac & the bean base is 26.07 acres, yielding 53 bu/acre. This Tract lies flat to gently rolling. Recent improvements to this Tract, including the

removable of buildings & trees has increased the tillable acres. It is highly productive & has great location with Hwy frontage.

Tract II: 104 acres m/l, has 74 acres tillable via the FSA map.



This Tract has recently removed buildings, fences & trees adding 8 acres m/l tillable. The CSR2 is 57. The soils are mostly Olmitz-Zook-Vesser complex, Gara-Armstrong complex, Ladoga, Bucknell & Hedrick loams. Base acres for corn are 27.5, yielding 131 bu/acre & 13 acre Oats base, yielding 47 bu/ acre. The non-tillable acres contain draws, pasture history & ROW. It lies gently rolling & has potential to have additional acres made tillable. Buyer has easement use of current drive thru the acreage for 1 year. Buyer is

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, with balance due December 19, 2025, at which time the Deed & abstract will be delivered. **CLOSING:** On December 19, 2025.

POSSESSION: At Closing, Fall tillage is subject to Tenant's rights which end March 1, 2026. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

RON BRUBAKER: OWNER

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

Attorney: John Wehr, 116 E Washington St, Sigourney, IA 52591

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

