

FARMLAND AUCTION

We will offer for auction the following Farmland located at 4846 Derby Ave, Kalona, IA, which is 6 miles North of Kalona on Hwy 1, then 3 miles West on 500th St/ F62, then ½ mile North on Derby Ave

Friday – January 16, 2026 – 10:00am

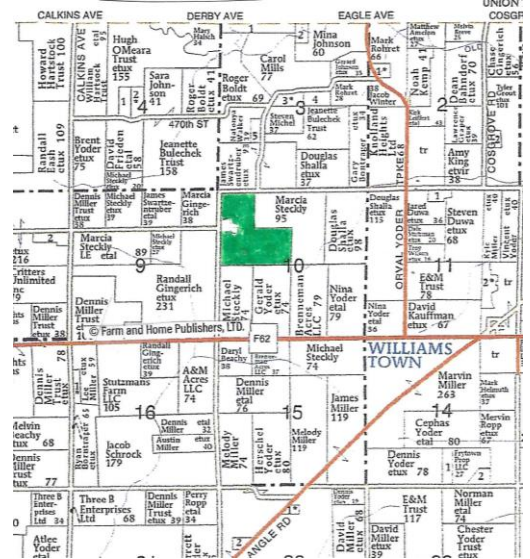
111 ACRES M/L – 79.4 CSR2

JOHNSON COUNTY

Washington Twp – Section 10

AUCTION TO BE CONDUCTED ON SITE

This 111 acres m/l has 103 tillable acres with a 79.4 average CSR2. The soils consist mostly of Ladoga silt loam, Mahaska silty clay loam, Givin silt loam & Colo-Ely complex. The non-tillable acres are in waterways & ROW. This farm lies with gentle slopes, is tiled where needed & takes on very little water from adjoining farmland. It is highly productive, has a family history of good farming practices with corn & bean rotation, located just ½ mile off hard surface road & only 2½ miles from a grain market facility. The corn base is 69.8 ac yielding 154 bu/ acre. Bean base is 31.2 ac, yielding 49 bu/acre.



Note: Independent Transmission Co (ITC) has an electric power line easement across this farm. The acreage w/home & buildings is not being sold. 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 February 20, 2026, at which time the Deed & abstract will be delivered. **CLOSING & POSSESSION:** February 20, 2026, subject to Tenants rights.

TAXES: Prorated to date of closing.

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

DOROTHY A BENDER ESTATE: OWNER

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

Attorney: Michael Brennehan, 330 E Court St, Iowa City, IA 52240

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