

# REAL ESTATE AUCTION

## HUNTING – FARMLAND/ CRP ACRES - RECREATIONAL

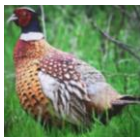
We will offer for auction the following Real Estate located 6 miles West of Sigourney, IA on Hwy 92, then 1 mile South of Delta on Hwy 21.

**Friday – January 30, 2026 – 10:00am**

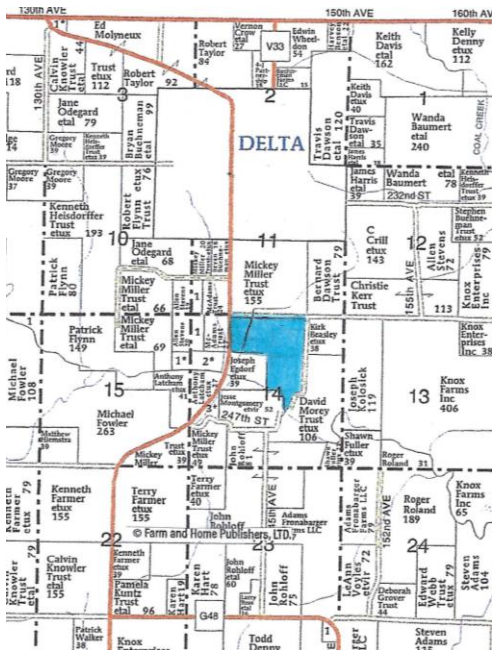
**121 ACRES M/L – 54.9 CSR2**



**KEOKUK COUNTY**  
**Warren Twp – Section 14**



**Auction to be conducted at the Delta Community Center located on the corner of 4<sup>th</sup> & Valley St.**  
Discover 121 acres m/l of highly sought after recreational & income-producing land located on the North Skunk River.



An ideal opportunity for hunters, investors, & outdoor enthusiasts alike. This exceptional tract offers a balanced blend of prime habitat and reliable annual income, making it both a destination property & long-term asset. The farm features a combination of 53.68 acres m/l productive crop acres with 54.9 average CSR2. There are 40.74 acres enrolled in the CRP program with 20.86 acres in contract at \$193/acre thru 9/30/30 & 19.88 acres in contract at \$264.12/ acre thru 9/30/40. These acres add stable income potential with additional acres m/l of timber, enhancing wildlife habitat. The diverse cover & natural travel corridors attract whitetail deer, turkey, pheasant and upland game, offering premier hunting experiences throughout the seasons. Its proximity



along the river further elevates its appeal, offering scenic beauty, water access and increased wildlife activity. **Note:** Buyer will have tillage rights to farm this Tract for the 2026 crop year. 100% of the 2026 CRP payment will be paid to the Buyer. 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 March 4, 2026, at which time the Deed & abstract will be delivered. **CLOSING & POSSESSION:** March 4, 2026. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

**KATHLEEN WILLIAMS TRUST: 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