

# FARMLAND AUCTION

To settle the Estate of Ruth Palmer, we will offer for auction the following Farmland located just North of Keota, IA on the Keokuk/ Washington Rd. Auction will be conducted at Lagos Acres Golf Club, 2010 Keokuk Washington Rd, Keota, IA

**Friday–November 15, 2024 – 10:00am**

# 314 acres m/l

## Keokuk County- Lafayette Twp – Section 13 Liberty Twp - Section 36

**To be sold in 3 Individual Tracts**

**Tract I – 77 acres m/l – CSR2 of 85.4**

**Tract II: 157 acres m/l – CSR2 of 71.2**

**Tract III: 80 acres m/l – CSR2 of 73.2**


**AUCTION AT LAGOS ACRES GOLF CLUB-KEOTA**  
**HOME – BUILDINGS & BINS ARE NOT INCLUDED**  
**IN TRACTS I & II**



**Tract I: 77 acres m/l** of farmland located just North of Keota on the corner of 190<sup>th</sup> St & Keokuk/ Washington Rd. It has an average CSR2 of 85.4 and is basically all tillable acres excluding ROW & old pond area. The soils are mostly Mahaska, Otley, Nira & Taintor silty clay loam. It lies basically flat, is highly productive, tiled where needed & located just North of town.

**Tract II: 157 acres m/l** of farmland, bordering Tract I on the West side. This Tract has an average CSR2 of 71.2. It is all tillable, excluding draws, old pond area & ROW. Most of the soils are Otley, Clarinda & Nira silty clay loam, Olmitz-Zook-Vesser complex, Shelby & Mahaska silty clay loam. This Tract has gentle slopes, is tiled & terraced. There is a n

**Tract III: 80 acres m/l** of farmland located 3½ miles North of Keota on the Keokuk/ Washington Rd. It is all tillable with an average CSR2 of 73.2. The soils are mostly Otley, Mahaska & Lamoni silty clay loam & Olmitz-Zook-Vesser complex. The base acres are Corn 63.7 acres, yielding 156 bu/acre & Beans 3.4 acres, yielding 42 bu/ac.



**NOTE:** The base acres for Tract I & II are combined & will be divided according to farming history by the FSA office. The total bases are Corn 182 acres, yielding 156 bu/ac & Bean 10 acres, yielding 42 bu/ac. Wapello Rural Water runs along the South side of both Tract I & II. 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 20, 2024 at which time the deed & abstract will be delivered. **CLOSING:** On or before December 20, 2024 **POSSESSION:** Following the harvest of the 2024 crop. **TAXES:** Prorated to date of closing. **All announcements day of auction take precedence over all previous advertising.**

# DR. TERRY PALMER FAMILY FARM

## Ruth Palmer Estate: owner

**Executors:** John Palmer, James Palmer & Catherine Wertjes

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

**Attorney:** Michael Brenneman, 330 – E Court St, Iowa City, IA 52240

**Web: [duwasauction.com](http://duwasauction.com)** Not responsible in case of accidents or theft

