

# FARMLAND AUCTION

**WITH 4 BEDROOM HOME & GARAGE**

We will offer for auction the following farm w/home, located at 2341 - 340th, Eddyville, IA which is 1 mile East of Eddyville on Berdan St/ 340th (directly across from the High School)

**Friday - February 21, 2014 - 10:00 am**

**67 ACRES M/L**

**82 CSR ON TILLABLE ACRES**

**MAHASKA COUNTY- HARRISON TWP SECTION 32**

**Auction to be conducted on Site**

This 67 acres m/l has 37 tillable acres with an average CSR of 82 on the tillable acres & 78 overall. There are approximately 25 acres of Timber in which a portion could be cleared for tillable acres. The remaining acres feature a 4 Bedroom home, 2 car detached garage, draws & road easement. The soils consist mostly of Givin, Ladoga & Colo-Ely silt loams. The bases are: Corn 20.4 acres with a yield of 134 bu/acre & beans are 14.5 acres with a yield of 44 bu/acre. The tillable acres lie flat with gentle slopes. The Timber acres feature some harvestable trees & an area which could be cleared for additional tillable acres. This is a productive farm with good location. It is just across the road from the Eddyville High School & 1 mile from Hwy 63. The 4 Bedroom older home has 2520 sq ft of living area with a Kitchen, den, dining/living area, full bath & laundry on the main floor. The upper level features 4 bedrooms & a 3/4 bath. This home has had many updates including the bathrooms, paint & carpeting. It is heated with a 2005 Rudd 90% efficient gas furnace, has central AC & a newer gas hot water heater. The water is provided from the City & Mid American Co services the Gas & Electric to this home. It also has an 18'x14' deck off the back side & a 24'x24' detached garage.



**Note:** The septic system on this property is a working system & is exempt from the Iowa Law to be updated due to the fact that it is owned by a Trust. 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.

**This farm is entered into the Counter Cyclical Program of Mahaska County**

**OPEN HOUSE: Tues & Wed, Jan 21 & 22 from 5-7 pm**

**TERMS:** 15% down day of auction w/balance due on or before March 21, 2014, at which time the deed & abstract will be delivered. **POSSESSION & CLOSING:** On or before March 21, 2014. **TAXES:** Prorated to date of closing. **All announcements made day of auction take precedence over all previous advertising.**

**LOIS POWELL TRUST: owner**

**Trustee: Leroy Powell**

**Attorney: Craig Shannon, 1119 E 2nd St • Pella, IA 50219**

**AUCTIONEER: Dwight Duwa - 319-646-6775**

**Web: duwaauction.com** Not responsible for accidents or theft