

FARMLAND AUCTION

We will offer for auction the following Farmland located at 18174-120th St, Keswick, IA which is 1½ mi North of Keswick on V44 or 190th Ave, then ¾ mi West on 120th St. The Auction will be conducted at the American Legion Building, 105 S Irons St, Keswick, IA 50136

**Friday – February 23, 2024 –
10:00am**

160 acres m/l

Tract I: 80 acres m/l w/Buildings & Bins

Tract II: 80 acres m/l

Keokuk Co.–Adams Twp - Section 9 & 16

To be sold in 2 Individual Tracts. The 1st Buyer may purchase Tract I or Tract II but not both Tracts

Auction will be conducted at the AMERICAN LEGION BUILDING in Keswick

TRACT I: 80 acres m/l of farmland with an average CSR2 of 48.9. It has 70.28 acres m/l tillable. Most of the soils



consist of Ladoga silty clay, Gara-Armstrong complex, Bucknell silty clay & Gara clay loam. This Tract lies with gentle slopes & has had the SW portion tiled & terraced. The non-tillable acres contain the building site (3 acres m/l), waterway w/few trees & ROW. The farmstead consists of an uninhabitable home & buildings in need of repair. The buildings are: 40'x60' pole barn, 24'x42' old machine shed, 2 grain bins & an older wire crib. The 7500 bu Conrad drying bin has a Sukup burner & stirrator (foundation needs repair). The 2nd bin is a GS 6500bu bin. The water is supplied by a deep well & Rural water is available.



Tract II: 80 acres m/l of farmland with an avg CSR2 of 54.9. It has 69.49 acres m/l tillable. The soils consist mostly of Gara-Armstrong complex, Nodaway-Ackmore-Vesser complex, Ladoga silt clay & Gara clay loam. The non-tillable acres contain a waterway with trees, small portion of trees in NW corner & ROW. Water to this Tract is piped from Tract I (south side of road).



Note: Base acres will be divided according to farming history by the FSA Office of Keokuk Co. The home is being sold as uninhabitable. Therefore, the Seller is not required to have the septic system updated. 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 April 2, 2024, at which time the deed & abstract will be delivered. **CLOSING:** On April 2, 2024. **POSSESSION:** On farmland - March 1, 2024, On home & buildings: At closing. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

DOROTHY FISHER ESTATE: Owner

AUCTIONEER: Dwight Duwa 319-330-6023 / 319-646-6775

Attorney: Tom Buchanan, 423 N Highland St, Williamsburg, IA 52361

Executor: Lynn Fisher

Web: duwasaction.com

Not responsible in case of theft or accidents