

FARMLAND AUCTION

We will offer for auction, the following farmland, located 2½ miles South of Kalona, IA on Hwy 1

Fri – March 9, 2012 - 10:00 am

97 ACRES M/L

**WASHINGTON CO – ENGLISH RIVER TWP
SECTIONS 30 & 31**

Auction to be conducted on site

There are 76.8 tillable acres w/a CSR of 61.4.

There are 67.5 acres in the CRP Program w/the following contracts: 50.6 acres in at \$142.61/acre thru 2020, 3.2 acres in at \$144.31/acre thru 2014, 6.8 acres in at \$188.50/acre thru 2019, 3.9 acres in at \$116.76/acre thru 2015 & 2 acres in at \$134.14/acre thru 2013. The 50.6 acre contract was enrolled in 2010 & could be bought out with penalty & be farmed. There are 9.2 acres that are not in the CRP Program and with some improvements, could be farmed. The corn base is 9.2 acres w/a yield of 108 bu/acre.



This farm features a creek area & 2 ponds which provide a good habitat for wildlife.

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

Note: 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 9, 2012, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before April 9, 2012. **TAXES:** Prorated to date of closing.

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

HWY 1 PROPERTIES LLC: Owner

Attorney: Doug Tindal, 305 W Main St Ste A, Washington, IA 52353

AUCTIONEER: Dwight Duwa - 319-646-6775

Web: duwaauction.com

Not responsible for accidents or theft