

FARMLAND AUCTION

We will offer for auction the following Farmland located 2 mile North of Sigourney, IA on 200th Ave (V45) or 3 miles West of Webster on Hwy 22, then 5 miles South on V45

Thurs—March 25, 2021 – 10:00 am

119 acres m/l

Keokuk Co—Van Buren Twp
Sections 22 & 27

AUCTION TO BE CONDUCTED ON SITE

This 119 acres m/l has 108.6 tillable acres. The average CSR2 is 66.8, with most of the soils being Ladoga & Clinton. The farm is split by 198th St having 78 acres m/l on the North side w/21.5 acres having a CSR2 of 86 & 20 acres having a CSR2 of 75. The remaining 41 acres m/l lie on the South side of 198th, with a 62 CSR2 & a 8500 bu Behlen drying bin w/500 gal LP tank. There are 2.96 acres on the South side enrolled in a CRP contract paying \$263.27/acre thru 2026. A large portion of this farm has 2-5% slope w/the balance having gentle slopes. It has been tiled & terraced where needed. Rural water is available. The non-tillable acres are in draws & road easement. Being located along a hard surface & gravel road give this farm excellent farm to market accessibility. **Note:** Buyer is 100% responsible to comply w/the Terms of the CRP contract, relieving the Seller of any/all liabilities. The 2021 CRP payment will be prorated. 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 27, 2021. **CLOSING:** On or before April 27, 2021. **POSSESSION:** Immediate. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



HOWARD & BETTY LINDER: owners

Atty: Michael Broerman, 216 S 1st St, Oskaloosa, IA 52577

AUCTIONEER: Dwight Duwa 319-646-6775

Web: duwasauction.com

Not responsible for accidents/theft