

FARMLAND AUCTION

We will offer for auction the following farmland located 1 mile North of Lone Tree, IA/ Hwy 22 intersection on X14, then 2 miles West on 580th & 1/2 mile North on Taft or 3 1/2 miles East of the Riverside/Hwy 218 Junction on Hwy 22, then 1 mile North on Sioux Ave, 1 mile East on 580th & 1/2 mile North on Taft

Fri – April 3, 2015 - 10:00 am

132 ACRES M/L

JOHNSON CO. – PLEASANT VALLEY TWP – SECT 31

Auction to be conducted on Site

This 132 acre m/l farm lies 1 1/2 miles from a hard surface road going either East or South & just 3 1/2 miles from Lone Tree. There are 130.88 tillable acres with an average CSR2 of 69.7. This good productive farm lies basically flat with most of the soils being Sperry, Atterberry, Walford & Tama silt loam. The corn bases are 61.3 acres with a yield of 123 bu/ac & 15.4 acres with a yield of 115 bu/acre. The bean base is 51 acres with a yield of 27 bu/acre. There is a recorded 40'



easement on the Northeast corner of this farm for access to the cemetery. **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 with balance due on or before May 4, 2015, at which time the deed & abstract will be delivered.

POSSESSION: Day of auction - Immediate. **CLOSING:** On or before May 4, 2015.

TAXES: Prorated to date of closing.

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

**DOLORES DAVIS ESTATE &
DOUG/DEBBIE MAGRUDER: OWNERS**

Attorney: Jay Sigafoose, PO Box 1607, Iowa City, IA 52244

AUCTIONEER: Dwight Duwa

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