

FARMLAND AUCTION

We will offer for auction the following Farmland located 2160 Hwy 22, Wellman, IA, which is 2 1/2 miles West of Wellman on Hwy 22. The Auction will be conducted at Duwa's Auction Building-1365 Hwy 22, Wellman

Friday – March 31, 2023 – 10:00am
381 acres m/l - Washington County

Located in Lime Creek Twp – Sections 10, 15, 16 & 29

Auction will be conducted at Duwa's Auction Building
1365 Hwy 22, Wellman, IA



Tract III: Located 2¼ mi West of Wellman on Hwy 22, then 1½ mile South on Dogwood Ave & 1 mi West on 145th St, then ¼ mi North on Level B-Cedar Ave **70.5 acres m/l**. This Tract is a great Outdoorsman/ Hunting property. There are 34.37 tillable acres with an average CSR2 of 58.1. Of the tillable acres, 25.92 acres are in CRP contracts w/ an annual income of \$6,778.00. The 2023 CRP payment will be prorated to date of closing. There are also 33.85 acres of Timber w/Smith Creek. Located on a Level B road increases the privacy to this Hunting/Recreational tract of Timber, CRP acres w/creek, a great habitate for wildlife including Deer, Turkey, Pheasant, etc.



Tract I: 214 acres m/l of farmland with 176.94 acres m/l tillable, CSR2 of 57.2. **Tract II: 96.5 acres m/l** of farmland with 93.31 acres m/l tillable, CSR2 of 80. Buyer/s will acquire the current Tenant/s on Tracts I & II for the 2023 crop year.

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 May 12, 2023.

CLOSING: On or before May 12, 2023. **POSSESSION:** Tract I & II at closing, subject to the Tenants rights following the harvest of the 2023 crop or March 1, 2024, **Tract III:** At closing. **TAXES:** Prorated to date of closing.

RICHARD GRIFFITH ESTATE FARMLAND

AUCTIONEER: Dwight Duwa 319-646-6775

Attorney: Craig Davis, 211 W Wash. St, Washington, IA 52353

Executors: Phil Griffith & Joel Griffith POA: Phil Griffith

Web: duwasauction.com

Not responsible in case of theft or accidents

