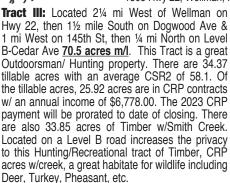
FARMLAND AUCTION

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 I: 214 acres m/l of farmland with 176.94 acres m/l of farmland with 93.31 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 Tapant/o on Tracts I & II for the 2023 grap year.

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, **TAYES:** Proposed to date of closing.

At closing. **TAXES:** Prorated to date of closing.



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



