

REAL ESTATE AUCTION

We will offer for auction, the following Farmland, located at 2075 Louisa/Washington Co Rd which is 3 miles North of Ainsworth, IA on Old Hwy 218, then 3 miles East on G36, 1½ miles North on Yucca Ave & 1 mile East on 205th St & South on the Louisa/Washington Rd.

Fri – April 19, 2013 - 10:00 am

49 ACRES M/L

4 BEDROOM HOME – BUILDINGS – POND

WASHINGTON CO – HIGHLAND TWP – SECT. 25

This 49 acre m/l Tract features a 4 Bedroom 1½ story home, 22'x24' detached garage w/18' overhead door & opener, 30'x42' hip roof barn w/ walk up stairway & solid mow floor, 20'x30' open front cattle shed w/ cement floor & 24'x34' concrete pad, 11'x40' one way roof older 10 pen farrowing house & a 16'x24' one way roof grain storage/tool shed. The older home features the kitchen, living/dining room, 2 bedrooms & bath on the main floor with 2 additional bedrooms on the second level. It is heated w/a Goodman 95% efficient. LP forced air furnace w/central air & gas hot water heater. The water is supplied by a deep well w/submersible pump. The acreage is protected w/a pine grove to the north. The farmland features 27.9 tillable acres w/an average CSR of 55. There are 18.7 acres in a CRP contract paying \$ 109.70/acre thru 2018. The corn base is 9.1 acres w/a yield of 115 bu/acre. There is also a pond on the Northeast portion of this property. This farm lies gently rolling and is ideal for a buyer wanting some livestock & a recreational place to live.



OPEN HOUSE: Sat - March 30th from 10-Noon.

Note: The 500 gal LP tank will be sold immediately following the auction of this farm. The farm is enrolled in the Counter Cyclical Program of Washington County. The 2013 CRP payment will be prorated to date of closing. The Krotz family is reserving some perennials & a rock. 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 20, 2013, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before May 20, 2013. **TAXES & 2013 CRP payment:** Prorated to date of closing. All announcements made day of auction take precedence over all previous advertising

WILBUR W. KROTZ LIVING TRUST: Owner

Trustee: Washington State Bank

Attorney: Richard S. Bordwell, PO Box 308, Washington, IA 52353

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwaauction.com

Not responsible for theft or accidents