

FARMLAND AUCTION

We will offer for auction, the following acreage, located 1 mile South of Lone Tree, IA on Wapsi Ave (X14), then ¼ mile West on 640th St

Friday – April 26, 2013 - 10:00 am

80 ACRES M/L

89 CSR - Prime Farmland

Buyer will acquire the current Tenant for the 2013 Crop year

JOHNSON COUNTY- FREEMONT TWP – SECTION 21

Located just ¼ mile off a hard surface road, this highly productive Tract of land has an average CSR of 89. This farm is all tillable excluding the small ditch area & the

road ROW. The corn base is 44 acres with a yield of 129 bu/acre. The bean base is 36.1 acres with a yield of 33 bu/acre. This farm lies basically flat with the soils being mostly Muscatine, Colo, Garwin & Tama. The Seller does own access to the South 40 acres in the SW corner of the front 40. Note: Cash rent for 2013 will be forwarded to the buyer. Buyer will be acquiring the current tenant for the 2013 crop year. For more information Contact Auction Company. 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.

This farm is entered into the Counter Cyclical Program of Johnson County

TERMS: 20% down day of auction with balance due on or before May 29, 2013, at which time the deed & abstract will be delivered. **CLOSING:** On or before May 29, 2013. **POSSESSION:** Subject to the Tenants' rights; **TAXES:** Prorated to date of closing.

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

DOROTHY M. SCHOMBERG ESTATE: Owner

Executor: Nancy Phillips

Attorney: Cynthia E. Parsons, 123 N Linn St Ste 300, Iowa City, IA 52245

Auctioneer: Dwight Duwa - 319-646-6775

Web: duwaauction.com

Not responsible for theft or accidents

