

FARMLAND AUCTION

We will offer for auction the following Real Estate located 21254 – 185th Ave, Sigourney, IA which is 1 mile West of Sigourney on Hwy 92, then 1/4 mile North on 190th Ave & 1 mile NW on 185th Ave. Tracts I, II & III are located 1 mile West of Tract IV, then 2 1/2 miles North.

Friday – April 21, 2017 - 10:00 am

259 ACRES M/L

Keokuk County – Van Buren Twp - Sections 17, 20, 28 & 33

TRACT I: 128.5 acres m/l - TRACT II – 51.5 acres m/l

TRACT III – 24 acres m/l - TRACT IV – 55 acres m/l w/Home & buildings

AUCTION TO BE CONDUCTED ON SITE

Open House for Home & Buildings: Thurs – March 30th, 5-7 pm

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 June 9, 2017, at which time the deed & abstract will be delivered. **CLOSING:** On or before June 9, 2017. **POSSESSION:** Immediate, Excluding the

home, buildings & CRP acres. Possession for home buildings & CRP acres will be at closing on or before June 9, 2017. **TAXES:** Prorated to date of closing.

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

HEROLD & ALICE LADELY ESTATES: OWNERS

Executors: Bruce Ladely & Laurie Hornback - **Attorney:** John Wehr, 116 E Washington, Sigourney, IA 52591

AUCTIONEER: Dwight Duwa 319-646-6775 6775 / 319-330-6023

Web: duwasauction.com

Not responsible for accidents or theft

