

FARMLAND - ACREAGE AUCTION

We will offer for auction the following Farmland/Acreage located at 1750-130th St, Wellman, IA or 1 1/2 miles East of Wellman on Hwy 22, then 1/2 mile South on Hickory Ave & 1/4 mile West on 130th St

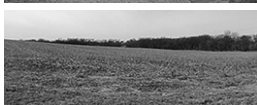
Thurs Eve - April 27, 2017 - 6:30 pm

Tract 1: 37 Acres M/L of Farmland - Tract II: 3 Acres M/L

w/3 Bedroom Home & Pole Barn - Washington Co - Lime Creek

Twp - Sect 17 - AUCTION TO BE CONDUCTED ON SITE

TRACT I: 37 acres m/l. There are 25.25 tillable acres with an average CSR2 of 71. The non-tillable acres consist of a creek area with great habitat for wildlife. There is a well with submersible pump. The buyer will acquire the current Tennant & will receive the 2017 cash rent. **TRACT II:** 3 acres m/l with a 3 bedroom home built in 1994 w/1,694 sq ft of living space. The buildings include a 20'x20' detached garage & a 38'x47' open front pole barn. The water is supplied by rural water. Located 20 min. from Iowa City & only 3/4 mile off of Hwy 22.



OPEN HOUSE: Friday - March 31st 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:** On Tract I: Immediate, subject to the Tenants' rights which will end March 1, 2018. On Tract II: At closing. **TAXES:** Prorated to date of closing.

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

OPAL ROGERS: OWNERS

Attorney: Joe McConnell, 211 W Washington St, Washington, IA 52353

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Not responsible for accidents or theft