

REAL ESTATE - FARM EQUIPMENT AUCTION

We will offer for auction the following Real Estate located at 2527 Hwy 22, Riverside, IA, which is 2 miles East of Kalona on Hwy 22

Friday – April 15, 2016 - 10:00 am

78.25 ACRES M/L OF PRIME WASHINGTON COUNTY FARMLAND – CSR2 87.6
5 Bedroom home – Barn – Machine Shed – Grainery – Located in Washington Co, English River Twp, Sections 10 & 15

This 78.25 acres m/l has 59.37 acres tillable with a CSR2 of 87.6. This highly productive farm lies basically flat & the tillable acres are all pattern tiled except for the South 18.5 acres of which 12 acres m/l is timber. The soils consist mostly of Bremer, Nevin, Wiota silty clay loam & Tuskeego silt loam. The farm lies basically flat with a slight slope to the south. **Notes:** The Milking equipment & bulk bins are not included with this farmstead. The 250 gal & 500 gal LP tanks are leased tanks & not considered part of this Real Estate. There is 1-1000 gal air tank that will be sold with this property. 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 16, 2016, at which time the deed & abstract will be delivered. **POSSESSION:** On Farmland: Immediate-day of auction. On Home & buildings: On or before August 1, 2016. **CLOSING:** On or before May 16, 2016. **TAXES:** Prorated to date of closing.

FARM EQUIPMENT SELLS IMMEDIATELY FOLLOWING THE REAL ESTATE

JD 4040 TRACTOR – FARM EQUIP: 1981 JD 4040,

open station, ps, 7120 hrs, 18.4-38; 18' IH 45 Vibra Shank field cult; Artsway 425C grinder mixer; 7 1/2' Frontier RT1207-3 pt roto-tiller; IH 183-3pt, 4R cult; Parker 175 gravity wagon; Badger BN950 forage wagon; 14' Badger forage wagon; Knight forage wagon on JD gear; 7 1/2' x16' forage wagon box; 9' NH 488 haybine; NH 256 hay rake; 9' Big Ox 3 pt blade; Flare box wagon; JD 16H-6 flail chopper; 6R stalk shredder; 6'-3 pt roto-tiller; 6'-3 pt rot mower; 9' JD Van Brunt grain drill w/gs; JD 5-14" semi-mtd plow; Badger blower; 250 gal - 3 pt sprayer w/45' bm; 1000 gal upright poly tank on 2 wheel trailer; 500 gal 2 wheel sprayer tank; 600 gal painted w/ interior SS flat top bulk tank-used for fertilizer; Martin 6" auger forage bagger; 750 gal steel tank; 19"x38" cat rail rims-fits JD 4040; 4-Steel 9"x38"-8 bolt wheels; 8 steel 9"x38"-6 bolt wagon wheels; 2-5"x28" implement 6 bolt wheels; 2-6"x25" front implement 6 bolt wheels; 10-12"x38" – 6 bolt wheels; 2-9' 3"x11' 10" sliding machine shed doors; 18-16' garage door panels; Moline pitless scale box.



LIVESTOCK EQUIP: 28'x60'x10' & 20'x28'x8' portable buildings; 12'x24' one way roof building w/2" floor; 10'x16' one way roof building; 10'x16' building; Chore Time 40T bulk bin; 27" Aerovent bin fan; Grain bin jacks; 3 pt livestock carrier; 24"x63' & 20"x36' goat/sheep feeders; 3-SS goat/sheep feeders; Kid feeders; 3 Goat hoof/ foot trimmer stands; Automatic catch chute; Used lumber & tin; **Reserved by Seller till on or before Aug 1, 2016** - 900 gal SS round milk tank; Goat milking Parlor (double 32).

ORDER OF SALE: Real Estate, Portable buildings, Livestock equip followed w/Farm equipment. All announcements made day of auction take precedence over all previous advertising.

ALVIN J & WILMA BORINTRAGER: OWNERS

Attorney: Michael J Brennehan, 425 B Ave, Kalona, IA 52247

AUCTIONEERS: Dwight Duwa 319-646-6775 6775 / 319-330-6023 - Jeff Wille

Web: duwauction.com Terms: Cash or Ck w/ID Lunch by-Amish Ladies

Not responsible in case of theft/accidents