

FARMLAND AUCTION

We will offer for auction the following Farmland located 2 1/2 miles South of Sigourney, IA on Hwy 149

Friday – May 25, 2018 – 10:00 am

72.5 acres m/l

**Keokuk County - W Lancaster Twp - Sect 24
AUCTION TO BE CONDUCTED ON SITE**

There are 68.56 tillable acres w/an average CSR2 of 83.8. This includes 2.01 acres which are in a CRP contract at \$337.20/acre thru 2030. The remaining acres are in waterways, ditch w/trees & road easements. The soils consist mostly of Givin, Ladoga & Colo-Ely. This farm is located along Hwy 149 with excellent farm to market. It lies basically flat with gentle slopes.



Note: Buyer's will be receiving 100% of the cash rent for the 2018 crop yr. Seller's will locate the corners of this property. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical info shall be independently verified. **TERMS:** 15% down day of auction w/balance due on or before June 25, 2018. **CLOSING:** On or before June 25, 2018 **POSSESSION:** Following the harvest of the 2018 crop, subject to the Tenant's rights which end March 1, 2019. **TAXES:** Prorated to date of closing. **All announcements day of auction take precedence over all previous advertising.**

MOLLIE A PEIFFER TRUST: OWNER

Trustee: Ronald J Peiffer **Attorney:** John Wehr 116 E Washington, Sigourney, IA 52591

AUCTIONEER: Dwight Duwa 319-646-6775

Web: duwasauction.com

Not responsible for accidents or theft