

REAL ESTATE AUCTION

We will offer for auction the following farmland, located 2½ miles South of Sigourney, IA on Hwy 149, then 1¼ mile East on 260th St, then ¾ mile North on 220th Ave and ¾ mile West on 248th St.

Thurs – June 14, 2012 • 10:00 am
134 ACRES M/L

KEOKUK COUNTY - WEST LANCASTER TWP - SECTION 13

Auction to be conducted on site

134 acres m/l with 44.4 tillable acres of which 27.6 acres are in the CRP program which expires October 1, 2012. The balance of this Tract is in timber w/mature Maple, Oak, Hickory & Walnut trees. This Tract is an excellent hunting, pasture, tillable property w/it being located along the North Skunk River. It also features a 40'x60' pole steel sided building w/a 25'x40' shop, 13'x15' overhead insulated door & 100 amp service.

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 with balance due on or before July 16, 2012, at which time the deed & abstract will be delivered. **CLOSING:** On or before July 16, 2012. **POSSESSION:** On the timber, pasture & pole building, day of closing. On the tillable acres, following the harvest of the 2012 crop, on the CRP acres, October 2, 2012. **TAXES:** Prorated to date of closing.

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

TODD & MICHELLE SWEARINGEN: Owners

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

Auctioneer: Dwight Duwa 319-646-6775

Web: duwaauction.com Not responsible in case of theft or accidents

