

FARMLAND AUCTION

We will offer for auction the following farmland, located 1½ miles East of Riverside, IA on Hwy 22, then 6½ miles South on Vine Ave (Old Hwy 218), or 4½ miles North of Haskins on Vine Ave, or 1 mile South of the Highland High School

Tues – June 12, 2012 • 10:00 am
68 ACRES M/L
WASHINGTON CO - HIGHLAND TWP – SECT 16

68 acres m/l with a CSR of 51.4. There are 57.5 tillable acres of which 57.5 acres are entered into the CRP Program. The CRP contracts are 55.3 acres in at \$198.17/acre thru 2025 & 2.2 acres in at \$175.07/acre thru 2025. The 55.3 acres is seeded with a CP25 practice. The farm is located on a hard surface road, featuring some recent tiling, a pond & an old farmstead with assorted walnut trees.

Note: The 2012 CRP payment will be prorated to date of closing. The homestead on this property is uninhabitable. There is no running water to the buildings & the property does not have a septic system. Sellers are not required to provide an updated septic system. 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 12, 2012, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before July 12, 2012. **TAXES:** Prorated to date of closing.

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

DAVID & BRENDA VESELY: Owners

Attorney: Katie Mitchell, 305 W Main St, Washington, IA 52353

Auctioneer: Dwight Duwa 319-646-6775

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

