

FARMLAND AUCTION

We will offer for auction the following farmland located adjoining the Northwest corner of Washington, IA with the remaining just Northwest of town on Lexington Blvd. The auction will be conducted at the Washington County Fairgrounds located on the West edge of town along Hwy 1

Thursday – July 30, 2015 - 10:00 am

673 ACRES M/L

PRIME WASHINGTON CO. FARMLAND

WASHINGTON TWP SEC 7 & 18 - FRANKLIN TWP SEC 1, 2 & 12

Auction to be conducted at the Washington Co. Fairgrounds. These farms will be sold as 10 Individual Tracts. The first buyer may purchase Tract I or Tract I & Tract II.

TRACT I: 48 acres m/l. Located on the NW corner of town which is 1/2 mi East of Hwy 1 on West 18th St. This Tract is all tillable excluding road easement. This highly productive Tract has a CSR2 of 82.3. The North 3/4 lies basically flat & has recently been pattern tilled. The South end has a gentle slope with a tiled draw. The soils are mostly Mahaska, Taintor & Nira. It is located along a hard surface road & is within the City Limits of Washington. The base acres are corn w/23.6 acres with a yield of 137 bu/acre & bean with 19.6 acres with a yield of 36 bu/acre. **Note:** The remaining base acres of the farms will be divided according to the farming history by the Washington Co. FSA Office when the records become available.

TRACT II: 71 acres m/l. Located on the West side, adjacent to Tract I along West 18th St. This highly productive Tract has a CSR2 of 82.3 & is all tillable excluding road easement. The soils are mostly Mahaska, Taintor & Nira. The North 55 acres lies basically flat w/the remaining acres having a gentle slope to the South w/terraces.

TRACT III: 142 acres m/l. Located along Hwy 1 between West 18th St & 5th St on the NW corner of town. It has a CSR2 of 78.3 & is all tillable which includes the 17.2 acres of CRP, excluding the building site. This Tract has commercial development potential as it has Hwy & Street access on 3 sides. The South 29 1/2 acres lying along 5th St are also within the City limits. The soils are mostly Otley, Mahaska & Gara. The draws of this Tract are in the following CRP contracts: 13.9 acres at \$158.83 which end in 2015, .8 acre at \$203.80 thru 2017, 1.8 acre at \$177.33 thru 2017 & .7 acre at \$110.00 thru 2020. There is also a building site which features a 46'x80' Morton machine shed w/13'6"x23' & 11'6"x26' doors, 40'x60' open front shed w/12'x17'6" & 12'x13' doors & 28' of concrete inside the building w/a 20' concrete pad to the South. There are also 3 grain bins w/a total of 12,000 bu of storage & a 20'x25' Harvestor used for grain storage. This Tract does have a deep working well.

TRACT IV: 50 acres m/l. Located 1/2 mile South of Hwy 92 on Larch Ave or 1 mi West of Hwy 1 on 230th & 1/4 mi North on Larch. This Tract has an exceptional CSR2 of 89.2 & is all tillable excluding the road easement. This highly productive Tract lies flat & consists mostly of Mahaska & Taintor soils.

TRACT V: 76 acres m/l. Located 1/4 mi South of Hwy 92 on Larch Ave. It has 75.37 tillable acres w/a CSR2 of 63.3. It lies gently rolling w/terraced draws. The soil is mostly Nira silty clay loam w/some Mahaska, Otley & Ladoga soils. Driveway will need to be installed if Tract IV & V are sold to separate parties.

TRACT VI: 80.5 acres m/l. Located 1/2 mi West of Hwy 1 on 230th St. There are 79.5 tillable acres w/a CSR2 of 84.2. The West half of this Tract lies basically flat & the East half has gentle slopes w/terraces. The soils are mostly Mahaska, Taintor & Hedrick. There is a 33' recorded easement from Lexington Blvd for access to SW corner across Washington County property.

TRACT VII: 81 acres m/l. Located adjoining Tract VI on the West side & also on both sides of Lexington Blvd. There are 75.71 tillable acres (including 3.3 acres in a CRP contract), w/a CSR2 of 71.2. The soils consist mostly of Taintor, Inton & Givin. The East part of this Tract lies flat, w/the West part gently rolling & is tiled & terraced. It has great access w/road on 2 sides. The 3.3 acres in a CRP contract lie SW of Lexington Blvd & receive \$129.09/ac thru 2017. The building site has a 40'x64' machine shed w/12'6"x19' doors, 42'x72' open front cattle/machine shed w/11'6"x16'6" drive thru doors. There are 5 grain bins w/22,700 bu capacity. There is one drying bin w/8,986 bu cap, w/Sukup fan, Generation 2 Comp-u-dry by Shivers drying system & 6" unload auger. This Tract also has 2-1,000 gal LP tanks & a working deep well.

TRACT VIII: 58 acres m/l. Located 1/2 mi South of Hwy 92 on Larch Ave, all on the West side of the road. There are 53.84 tillable acres w/a CSR2 of 71.4. The soils are mostly Hedrick & Ladoga, w/tile, terraces & gentle slopes. There is .7 acre in a CRP contract at \$129.09 thru 2017.

TRACT IX: 37 acres m/l. Located across Lexington Blvd just South of Tract VIII. There are 35.31 tillable acres w/a CSR2 of 72.6. This Tract contains 9.52 acres in CRP contracts w/8.1 acres in at \$119.53 thru 2019 & 1.4 acres at \$129.09 thru 2017.

TRACT X: 29.5 acres m/l. Located just 1/2 mi West of Tract IX on 230th St. It is all tillable excluding road easement & drainage ditch. It has a CSR2 of 81 on the tillable acres not in the CRP contract w/the average CSR2 of 76.5. This highly productive flat creek bottom has mostly Lawson silt loam soil & a gentle slope in the NW corner, including 5.1 acres in CRP contract at \$190.71/acre thru 2022.

Note: The Redlinger family has used good conservation practices over the years. All of the Tracts have been tiled w/terraces being placed where needed. All base acres for these farms are combined on one EZ form (excluding the East 48 acres of Tract I). The farms have a total of 612.65 base acres, w/the corn base being 297.8 acres w/a yield of 131 bu/acre & the bean base being 272.7 acres w/the yield being 37 bu/acre. The FSA Office of Washington Co will divide the base acres according to the farm history. 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 January 29, 2016, at which time the deed & abstract will be delivered. **POSSESSION:** March 1, 2016. Earlier possession, subject to the Tenants rights. **CLOSING:** On or before January 29, 2016. **TAXES:** Prorated to date of closing. **All announcements made day of auction take precedence over all previous advertising.**

DUANE & JOAN REDLINGER ESTATES: OWNERS

Executors: Marsha Parker & Patricia Redlinger

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Not responsible for accidents or theft

