

FARMLAND AUCTION

We will offer for auction the following Farm located 2 1/2 miles South of Sigourney, IA
on Hwy 149, then 1 mile East on V5G Street

Thursday – July 27, 2017 - 10:00 am

198.5 ACRES M/L

HIGHLY PRODUCTIVE FARM W/ 87 & 77.8 AVG CSR2

Keokuk County – East Lancaster Twp - Sections 19 & 30

TRACT I – 80 ACRES M/L - TRACT II – 118.5 ACRES M/L

AUCTION TO BE CONDUCTED ON SITE & will be sold as 2 individual Tracts

TRACT I: 80 acres m/l. This Tract has a CSR2 of 87.2 w/74.61 acres tillable. The remaining acres are in a draw & road easements. This highly productive Tract lies basically flat w/the soils being mostly Taintor & Mahaska silty clay loam.

TRACT II: 118.5 acres m/l. This Tract has a CSR2 of 77.8 with 107 acres tillable. The balance of acres are a small creek area in the SW corner & road easements. This Tract is also highly productive w/the soils consisting mostly of Ladoga, Colo-Ely, Mahaska & Taintor. The North 40 acres lies basically flat w/the remaining acres having gentle slopes to the North & South.

NOTE: This farm has great farm to market access being only 3 1/2 miles South of Sigourney & on a hard surface road. If the Tracts are sold to separate parties, the FSA Office of Keokuk Co will divide the base acres according to the farming history. The corn base is 144.5 acres w/a yield of 128 bu/acre, bean base is 36.3 acres w/a yield of 53 bu/acre. 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 November 15, 2017, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 15, 2017. **POSSESSION:** At closing. **TAXES:** Prorated to date of closing.

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

CLARA IRENE HERMAN TRUST: OWNER

Trustee: Christine Lawson - Attorney: John Wehr, 116 E Washington, Sigourney, IA 52591

AUCTIONEER: Dwight Duwa 319-646-6775 or 319-330-6023

Web: duwasauction.com Not responsible for accidents or theft

