

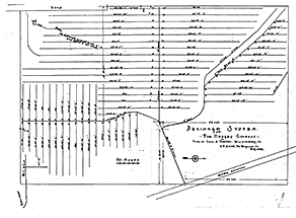
FARMLAND AUCTION

We will offer for auction the following Farmland located 3 mi North of N English, IA on Hwy 149, then 1/2 mi East on 305th St/MM Ave.

Friday – Aug 24, 2018 – 10:00 am

67 acres m/l - CSR2 of 86.8 – Pattern tiled
Iowa County - Fillmore Twp - Sect 18
AUCTION TO BE CONDUCTED ON SITE

There are 51.25 tillable acres w/an average CSR2 of 86.8. This highly productive farm has been pattern tiled w/50' spacings & the soils consist mostly of Koszta, Colo & Amana silt loam. It lies basically flat & borders the North branch of the English River. The corn base is 50.40 acres with a yield of 133 bu/acre. The remaining acres are in Timber & road easement. **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 w/balance due on or before September 24, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before September 24, 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.



ROSETTA MASON: OWNER

Attorney: Jim Claypool, 505 Court St, Williamsburg, IA 52361

AUCTIONEER: Dwight Duwa 319-646-6775

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Not responsible for accidents or theft