

# FARMLAND AUCTION

We will offer for auction the following Farmland located at 20381-190th Ave, Sigourney, IA which is 1 mi W of Sigourney on Hwy 92, then 1 3/4 mi North on 190th Ave

**Fri – Sept 9, 2022 – 10:00am**

**157 acres m/l**

**Keokuk County – Van Buran Twp - Section 28**

**TRACT I: 117 acres m/l w/ Buildings & Bins - TRACT II: 40 acres m/l  
AUCTION TO BE CONDUCTED on SITE**

**Tract I: 117 acres m/l.** This farm has an average CSR2 of 59.1. There are basically 68.5 tillable crop acres, 44 acres of permanent pasture, farmstead building site, small timber/ creek areas & ROW. The soils consist mostly of Lindley-Keswick, Nodaway-Ackmore-Vesser complex, Ladoga silty clay loam & Nodaway-Coppock-Cantril. The permanent pasture acres on the West end of this Tract have a mature Oak, Hickory & Walnut trees, a creek for water source & CSR2 of 59.1. The buildings include: 2011 35'x80' hoop building w/gravel floor, 52'x52' pole barn/machine shed w/14'x16' door & the South 16' having concrete floor w/loft. There is a concrete feeding floor to the south of the machine shed. The grain bins are: 17,000bu used Butler bin placed on new concrete & bottom ring in 2016, new Sukup fan w/10hp motor, aerated floor & 8" unload auger, 2-GSI 2650 bu & 1650 bu bins w/aerated floors & 6" unload augers. There is also a 24'x36'-2 car garage. The water is supplied by a 4" deep well w/ submersible pump. **Tract II: 40 acres m/l located on the NE corner of this farm,** is basically all tillable with a few trees in the SW corner & the ROW. The average CSR2 is 50.1. The soils are mostly Lindley-Keswick complex & Nodaway-Coppock-Cantril. This productive Tract lies with gentle slopes, road frontage & attractive view to the SW, making it ideal for a building site.

## **OPEN HOUSE: of Farmland & Buildings:**

**Wed – Aug 3, 2022, 5-7pm**

**Note:** Both Tracts have had regular soil gridding done every 4 years w/ the most recent one in 2022. There is older tile placed where needed. If Tract I & II are sold to two separate entities, then Seller will provide surveyor boundary markers between Tract I & II. The base acres will be divided according to farming history by the FSA office of Keokuk Co. 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 October 14, 2022. **CLOSING:** on or before Oct 14, 2022. **POSSESSION:** Tract I: At closing for the buildings & permanent pasture, cropland will be following the harvest of the 2022 crop w/the Seller reserving the corn stalk acres on or before Dec. 31, 2022 & the Grain bins until July 1, 2023. Tract II: Following the harvest of the 2022 crop. **TAXES:** Prorated to date of closing. Not responsible in case of theft/accidents All announcements day of auction take precedence over all previous advertising.

**For private showing contact Martin (Brick) Stull at 641-780-7204**

## **STULL FAMILY FARM**

**AUCTIONEER: Dwight Duwa 319-646-6775**

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