

# FARMLAND AUCTION

We will offer for auction, the following farmland located 11 miles South of Washington, IA on Hwy 1 to Brighton, then 1 mile West on Hwy 1 & ¾ mile North on Fir Ave

**Friday – Sept 27, 2013 - 10:00 am**

**240 ACRES M/L  
PRIME WASHINGTON COUNTY FARMLAND**

**CLAY TWP – SECTION 23, 25 & 26**

**TRACT I: 80 ACRES M/L – 80.5 CSR**

**TRACT II: 87 ACRES M/L – 81 CSR**

**TRACT III: 73 ACRES M/L – TILLABLE & PASTURE**

**TO BE SOLD IN THREE INDIVIDUAL TRACTS**

**Note: The buyer has the option to purchase either Tract I or Tract II or both. Auction will be conducted on site**

**TRACT I: 80 acres m/l with 69.86 tillable acres.**

The average CSR is 80.5. The soils consist mostly of Nira, Mahaska, Hedrick & Taintor. This Tract is highly productive and lies flat to gently rolling. The base acres are: Corn 48.4 acres with a yield of 115 bu/ acre, beans 5.1 acres with a yield of 30 bu/ acre & wheat 1.4 acres with a yield of 36 bu/acre. Within this Tract there are 6 acres of pasture which include older farmstead buildings & bins in need of repair. The functional buildings are: 36'x60' galvanized hip roof Quonset with 15'x9'6" sliding doors, 12'x15' Fairbanks Morse & Co-Victor Scale shed w/ steel siding & roof (used as a feed shed). The water is supplied with a deep well.



**TRACT II: 87 acres m/l with 81 tillable acres.** The average CSR is 81.3. The soils consist mostly of Mahaska & Ladoga. It lies flat to gently rolling with draws in the West portion of this Tract. The bases are: Corn 53.6 acres with a yield of 115 bu/ acre, beans 5.6 acres with a yield of 30 bu/ acre & wheat 1.6 acres with a yield of 36 bu/acre.

**TRACT III: 73 acres m/l with 24.8 tillable acres.** The balance of this Tract has gentle to steep slopes with trees & draws in the pasture areas. The tillable acres have a corn base of 17.3 acres with a yield of 115 bu/ acre, beans 1.8 acres w/a yield of 30 bu/acre & wheat .5 acre w/a yield of 36 bu/acre.

**Note:** Please view by appointment only. The Seller will provide a survey of Tract II if Tracts II & III are sold to separate parties. This farm will be sold in three individual tracts as dollars per acre. The purchase price & base acres will be determined according to the acres surveyed if sold to separate parties. 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.

This farm is entered into the Counter Cyclical Program of Washington Co

**TERMS:** 15% down day of auction with balance due on or before November 14, 2013, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 14, 2013. **POSSESSION:** Subject to the Tenants' rights which expire March 1, 2014 **TAXES:** Prorated to date of closing.

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

**Thora E. Jones Estate: Owner**

**Executors: Larry Jones & Washington State Bank**

**Attorney:** Joe McConnell, 211 West Washington St, Washington, IA 52353

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

**Web: [duwaauction.com](http://duwaauction.com)**

**Not responsible for theft or accidents**