

FARMLAND AUCTION

We will offer for auction, the following Farmland, located 3 miles North of Ainsworth, IA on Old Hwy 218, then 3 miles East on G36, 1½ miles North on Yucca Ave & 1 mile East on 205th St

Friday – Sept 28, 2012 - 10:00 am
47 ACRES M/L

LOUISA COUNTY – UNION TWP – SECT. 30

This 47 acre Tract of land has 26.6 tillable acres with an average CSR of 50.7. There are 26.62 acres in the CRP program with the following contracts: 17.9 acres in at \$117.64/acre thru 2013 & 8.7 acres in at \$129.88/acre thru 2018. The remaining acres are in timber, draws & road easement. This farm has excellent potential for a building site with great views to the South & East. The creek & timber located in the Southeast corner of the property creates a great habitat for turkey & deer.



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 with balance due on or before October 29, 2012, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before October 29, 2012. **TAXES:** Prorated to date of closing.

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

WILBUR W. KROTZ LIVING TRUST: Owner

Trustee: Washington State Bank

Attorney: Richard S. Bordwell, PO Box 308, Washington, IA 52353

Auctioneer: Dwight Duwa 319-646-6775

Web: duwaauction.com

Not responsible for accidents or theft