

FARMLAND AUCTION

We will offer for auction the following Farmland located 2033 – 336th St, North English, IA, which is 1/2 mi NW of N Eng. on Hwy F67, then 1/2 mi West on 336th St

Friday - Oct 5, 2018 – 10:00 am
50 acres m/l

Iowa Co - English Twp - Section 35
AUCTION TO BE CONDUCTED ON SITE

There are 39 tillable acres w/an average CSR2 of 52.5. The soils consist mostly of Ladoga, Lindley & Gara-Armstrong Complex & it lies with slopes to rolling. The corn base is 18.1 acres with a yield of 111 bu/acre, Oats base is 5.6 acres with a yield of 60 bu/acre & the Wheat base is 6.2 acres with a yield of 38bu/acre. There is an older homestead including a 50'x72' open front cattle shed with 45'x90' concrete pad & 20' of concrete inside shed, 42'x54' Morton machine shed, well w/submersible pump & non-inhabitable home. The remaining acres are in Timber, draws & 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 November 5, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before Nov 5, 2018. **POSSESSION:** Following the harvest of the 2018 crop, subject to the Tenant's rights ending March 1, 2019. **TAXES:** Prorated to date of closing.

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

KEITH SEABA ESTATE: OWNER

Executors: Stan Seaba & Don Seaba

Attorney: Bob Leinen, PO Box 460, North English, IA 52316

AUCTIONEER: Dwight Duwa 319-646-6775

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Not responsible for accidents or theft

