

FARMLAND AUCTION

We will offer for auction the following Real Estate located 3 miles North of North English, IA on Hwy 149 & 1 1/2 miles South of Parnell on P Ave. or 2 1/2 miles North of North English on Hwy 149, then 2 miles East on 310th St

Friday – Sept 30, 2016 - 10:00 am

351.5 ACRES M/L

IOWA COUNTY – FILLMORE TWP - SECTIONS 16, 18 & 21

TRACT I: 137.5 acres m/l w/85.2 CSR2 - TRACT II: 120 acres m/l

TRACT III: 74 acres m/l - TRACT IV: 20 acres m/l

TO BE SOLD IN 4 INDIVIDUAL TRACTS - Auction to be conducted on Sites

TRACT I: 137.5 acres m/l, with 126 tillable acres and a CSR2 of 85.2. This highly productive Tract is located along Hwy 149, just north of North English. It lies basically flat along the North fork of the English River. The soils consist mostly of Koszta silt loam, Bremer & Ely silty clay loam & Amana-Nodaway-Lawson complex. The corn base is 125.4 acres w/yield of 129 bu/acre. The bean base is .6 acre w/yield of 42 bu/acre.



TRACT II: 120 acres m/l, located 1 1/2 miles South of Parnell on P Ave. It is all tillable, w/a CSR2 of 54.9. This Tract has gentle slopes to the South & East, w/most of the soils being Clinton silty clay loam & Ackmore-Colo complex. There has been extensive draw improvements & tiling done on the waterways of both Tracts II & III.

TRACT III: 74 acres m/l is located 2 miles South of Parnell on P Ave, then 1/2 mile West on 310th St. It has approximately 68 tillable acres & a CSR2 of 51. This Tract lies gently rolling & consists mostly of Clint silty clay loam soil. There 2 grain bins, one an 8000 bu w/aeriated floor & the other 4400 bu w/concrete floor. (The Tenant reserves the right to the use of these bins till August 1, 2017). The NW corner borders a small creek & also features a pond.

TRACT IV: 20 acres m/l, located 2 miles South of Parnell on P Ave & 3/4 mile West on 310th St. It has 17 tillable acres & a CSR2 of 57.7. The soils consist mostly of Clinton silty clay loam & Ackmore-Colo complex. It lies rolling w/mature trees in a draw at the east end, has Rural Water accessible & is an attractive building site.

NOTE: The base acres for Tracts II, III & IV will be divided appropriately by the FSA Office of Iowa Co if sold to separate parties. Currently there are 111.6 acres of corn base w/yield of 129 bu/acre & 79.20 acres of bean base w/yield of 42 bu/acre. Tract I has a power line & ammonia pipeline easements. 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 31, 2016, at which time the deeds & abstracts will be delivered. **POSSESSION:** On Farmland: Following the harvest of the 2016 crop, subject to the Tenants' rights which end March 1, 2017. On grain bins: On or before August 1, 2017. **CLOSING:** On or before October 31, 2016. **TAXES:** Prorated to date of closing.

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

WALTER HEDRICK JR ESTATE FARM

LINDA SCHROEDER: Owner

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Not responsible for accidents or theft