## FARMLAND AUCTION

We will offer for auction the following Farmland located  $\overline{3}$  miles West of Lone Tree, IA on Hwy 22, then South on Sioux Ave.

## Fri – 0ct 7, 2016 - 10:00 am 243.5 ACRES M/L

JOHNSON COUNTY – FREEMONT TWP - SECTIONS 1, 7, 12, 19, 25 & 30 TO BE SOLD IN 6 INDIVIDUAL TRACTS & WILL NOT BE COMBINED

Auction to be conducted on Sites

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Note: The first buyer may purchase Tract I or Tract II or both.

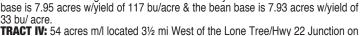
**TRACT I:** 38 acres m/l, located 1/4 mile South of Hwy 22 on Sioux Ave, which is a hard surface road. It's all tillable w/an 80 CSR2 & lies basically flat. The soils consist mostly of Atterberry, Muscatine & Sperry silt loam. The corn base is 18.35 acres w/yield of 141 bu/acre & the bean base is 18.34 acres w/yield of 41 bu/ acre.

**TRACT II:** 44 acres m/l located 1/2 mile S of Hwy 22 on Sioux Ave. There are 40.52 tillable acres w/69.6 CSR2. It lies basically flat w/gentle slopes along 620th St. There is a 2 acre older building site w/trees & a drypond. The soils consist mostly of Sperry silt loam & Tama-Dickinson complex. The corn base is 20.1 acres w/yield of 140 bu/acre & the bean base is 17.7 acres w/yield of 38

bu/ acre.

TRACT III: 19 acres m/l located 2 1/2 mi
South of Hwy 22 on Sioux Ave. It has a 76.5
CSR2, is basically all tillable & could be w/a
few improvements in the SE corner where

CSR2, is basically all tillable & could be w/a few improvements in the SE corner where is an old building site. The soils consist mostly of Walford silt loam. The corn has is 7.95 acros w/yield of 117 bu/acro & the bean has a is 7.93 acros w/yield of



Hwy 22. It has 36.17 tillable acres which lie basically flat. The balance of 17 acres m/l is mature timber at the North end & NE corner. It has a 75.5 CSR2 on the tillable acres & a 69 overall CSR2. Note: This Tract has a 40'x158' access easement in the SW corner. The soils consist mostly of Walford, Downs, Atterberry & Sperry silt loam. The corn base is 18.9 acres w/yield of 138 bu/acre & the bean base is 12.7 acres w/yield of 34 bu/ acre.

**TRACT V:** 57.5 acres m/l located 3 mi S of Hwy 22 on Sioux Ave. This Tract lies basically flat w/CSR2 of 64.8. It has 55.05 tillable acres & the balance being a small area of trees & road easement. The soils consist mostly of Walford & Sperry silt loam, & Watseka & Sparta loamy fine sand. The corn base is 27.55 acres w/yield of 117 bu/acre & the bean base is 27.5 acres w/yield of 33 bu/acre.

**TRACT VI:** 31 acres m/l located 3 mi S of Hwy 22 on Sioux Ave, then 3/4 mi West on 660th St. This Tract is mature timber w/a large assortment of Oaks. **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 Nov 7, 2016. **POSSESSION:** Following the harvest of the 2016 crop, subject to the Tenants' rights which end March 1, 2017. **CLOSING:** On or before Nov 7, 2016. **TAXES:** Prorated to date of closing.

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

## GARY WATSON ESTATE FARM LDJ FARM LLC: OWNER

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**NEW Web: duwasauction.com** Not responsible for accidents or theft