

FARMLAND AUCTION

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

Fri – Oct 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

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 dry pond. 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 there is an old building site. The soils consist mostly of Walford silt loam. The corn base is 7.95 acres w/ yield of 117 bu/acre & the bean base is 7.93 acres w/ yield of 33 bu/ acre.

TRACT IV: 54 acres m/l located 3 1/2 mi West of the Lone Tree/Hwy 22 Junction on 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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Not responsible for accidents or theft

