

# FARMLAND - ACREAGE AUCTION

We will offer for auction, the following Farmland, located at 1680 Niland Ave, New Sharon, IA which is 7 mi North of Oskaloosa on Hwy 63 – to Lacey Corner, then 3¾ mi East on 175th St & ¼ mi North on Niland Ave or 12 mi West of What Cheer on G29/ 170th St, then ¼ mi North on Niland Ave

**Wednesday – Oct 10, 2012 - 10:00 am**

**230 ACRES M/L**

**Auction to be conducted on site  
TO BE SOLD IN TWO INDIVIDUAL TRACTS**

**TRACT I:** 228 acres m/l. There are 215 tillable acres, with an average CSR of 62.8. The base acres are: Corn 121.8 acres with a yield of 126 bu/acre & beans 47.1 acres with a yield of 41 bu/ acre. There are 39.4 acres in the following CRP contracts: 11.2 acres paying \$112.70/acre thru 2013, 21.5 acres paying \$107.66/acre thru 2018 & 6.6 acres paying \$204.62/acre thru 2019. The farm lies flat to gently rolling with 117 acres of Mahaska & Otley soils. This farm also features: 2 grain bins – an 8,500 bu - 24' Butler drying bin & a 7,000 bu - 21' York bin.  
**Note:** The Buyer of the acreage will be giving the buyer of the farmland an easement to use the first 125' of the existing driveway for access to the grain bins.



**TRACT II:** 2 acres m/l w/home & buildings. This acreage features a 2 bedroom ranch style home with one car garage, a 40'x56' Bloom steel machine shed w/3 sliding 14' in height doors, a 52'x66' open front pole barn/machine shed. The 1964 built home features 1272 sq ft of living space with a spacious kitchen/dining room with hardwood cabinets, laminate floor, island, dishwasher & over the range microwave. The remaining living space is the living room, 2 bedrooms & a full bathroom. This home also features a full basement, central air, Tran XE90 gas furnace & electric water heater. The water is supplied with a deep well w/submersible pump & by Rural Water. The acreage is complete with an evergreen windbreak grove to the North & mature shade trees.



**Note:** This farm in entered into the Counter Cyclical Program of Mahaska County. The Buyer is obligated to follow the terms of the CRP contracts. If Tract I & II are sold to separate parties, than the Seller's will provide a survey of Tract II. 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.

**OPEN HOUSE: Tues & Wed – Sept 11th & 12th from 5-7:00 pm**

**TERMS:** 15% down day of auction with balance due on or before November 28, 2012, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 28, 2012. **POSSESSION:** At closing unless the crop has not been harvested, then following the harvest of the 2012 crop. **TAXES:** Prorated to date of closing.

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

**GERTRUDE VAN DEN HEUVEL ESTATE**

**Attorney: Hugh Faulkner, 216 South First Street, Oskaloosa, IA 52577**

**Auctioneer: Dwight Duwa 319-646-6775**

**Web: [duwaauction.com](http://duwaauction.com)**

**Not responsible for accidents or theft**