

FARMLAND AUCTION

We will offer for auction the following Farmland located 4 miles South of Sigourney, IA on Hwy 149, then 2 miles West on G48 to the NE corner of the town of Hayesville, IA

Friday – Oct 14, 2016 - 10:00 am

124 ACRES M/L

KEOKUK CO – WEST LANCASTER TWP – SECT 28

Auction to be conducted on Site

This 124 acres m/l Tract of land features 114.68 tillable acres and a CSR2 of 69.8. It is located on the NE corner of the town of Hayesville. The soils consist mostly of Hedrick, Ladoga & Gavin with a variety of other soils. The farm lies gently rolling with part of it being tilled & terraced & the SW portion of this farm being within the town of Hayesville. The non-tillable acres include



the old RR bed, drainage ditch & road easements. The corn base is 50.5 acres with a yield of 115 bu/ac & the bean base is 50.5 acres with a yield of 46 bu/ acre.

TERMS: 15% down day of auction with balance due on or before November 14, 2016, at which time the deed & abstract will be delivered. **POSSESSION:** On Farmland: Following the harvest of the 2016 crop, subject to the Tenants' rights which end March 1, 2017. **CLOSING:** On or before November 14, 2016. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous ads.

BARB HARRIS: owner

Attorney: Kandie Gelner, 920 S Dubuque St, Iowa City, IA 52240

AUCTIONEER: Dwight Duwa 319-646-6775 6775 / 319-330-6023

Web: duwasauktion.com

Not responsible for accidents or theft