

REAL ESTATE AUCTION

We will offer for auction, the following Farmland, located on the East side of Iowa City, IA on Hwy 6, then 1 mile South on Sioux Ave & ¼ mile East on Osage Street

Thursday – Oct 11, 2012 - 10:00 am

18 ACRES M/L

17.3 ACRES TILLABLE – 88.6 CSR

JOHNSON COUNTY – SCOTT TWP – SECTION 31

Auction to be conducted on site

This 18 acres m/l has 17.3 acres tillable with a CSR of 88.6. The soils consist of Muscatine & Tama silt loam, Garwin silty clay & Sperry silt loam. This highly productive farmland lies flat. It features a 36'x40' Cleary pole building, an older double corn crib & a deep well with a submersible pump. This Tract is currently zoned agricultural. Proper rezoning with



Johnson County would be required by the buyer, before a home could be built.

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 November 12, 2012, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 12, 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

DOUG & YVETTE YANSKY: Owners

Attorney: Joe Moreland, 120 E Washington St, Iowa City, IA 52246

Auctioneer: Dwight Duwa 319-646-6775

Web: duwaauction.com

Not responsible for accidents or theft