

FARMLAND AUCTION

We will offer for auction the following Farmland located 2 miles East of Williamsburg, IA on F-46, then 1/2 mile South on RR Ave, 3/4 mile East on 245th St & 1/4 mile South on S Ave.

Friday – October 19, 2018 – 10:00 am
112.5 acres m/l

Iowa County - York Twp - Section 18

AUCTION TO BE CONDUCTED ON SITE

This 112.5 acres m/l has 105.28 tillable acres. The average CSR2 is 55.3. Most of the soils are Colo-Ely complex, Shelby-Adair complex, Otley silty clay loam & Gara-Armstrong complex. The farm lies with gentle slopes to rolling & has been a pasture/hay farm for many years. Historically there have been 21 acres cropped, therefore the base acres established are: Corn 14.7 acres, yielding 108 bu/acre & Oats 6.10 acres yielding 50 bu/acre. 2018 is the first year the tillable acres have been farmed in many years.



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 w/balance due on or before November 19, 2018, at which time the deed & abstract will be delivered. **CLOSING:** On or before November 19, 2018. **POSSESSION:** Following the harvest of the 2018 crop, subject to the Tenant's rights which end March 1, 2019. **TAXES:** Prorated to date of closing.

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

ALFRED & LUELLE BROCKSHUS FARM

Judith Stevens & Karen Axmear: Owners

Attorney: Mark Van Heukelom, Bradley & Riley PC, 2007 1st Ave SE, Cedar Rapids, IA 52402

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Not responsible for accidents or theft