

FARMLAND AUCTION

We will offer for auction the following Farmland located 1/2 mi North of Millersburg, on F-52 Trail

Fri – Oct 25, 2019 – 10:00 am

237.5 ACRES M/L

Iowa Co – English Twp - Section 5, 6, 7 & 8

TRACT I: 77 acres m/l - TRACT II: 54.5 acres m/l

TRACT III: 106 acres m/l

TRACT I: 77 acres m/l w/67.39 tillable acres having a CSR2 of 67.3 The soils consist mostly of Ladoga & Colo-Ely complex, It lies gently rolling & has hard surface road on the East & North side. There are 3 acres m/l w/a building site consisting of a 48'x56' steel roof & sided barn, 30'x40' machine shed w/12'Hx15'W door. Rural water is assessable. Modern Coop Telephone Co has a tower site lease located in the SE corner which currently pays \$405.35/mo. **TRACT II:** 54.5 acres m/l w/48.68 tillable acres & CSR2 of 61. The soils consist mostly of Ladoga, Clinton, Lindley-Keswick & Ackmore-Colo. Approx. 25 acres of the tillable lie basically flat w/2-5% slope w/the remaining acres rolling. There is a small Tract of timber located at the West end w/the balance of acres in waterways & road easements. **TRACT III:** Located on the North Side of Tract II along H & GG Ave. 106 acres m/l w/54.32 tillable acres, 41.82 acres in pasture w/a variety of trees, 2 small ponds which is the water supply, 6 acres m/l of timber & the remainder in draws & road easements, This Tract has good road access, has a portion of good tillable acres & rolling permanent pasture.

Note: The base acres for this farm will be split according to the farming history by the FSA Office if sold to separate parties. Total base acres are: Corn: 63.4 acres yielding 151 bu/acre, Bean: 25 acres, yielding 47 bu/ acre & Oats: 13.4 acres, yielding 50 bu / acre. Seller will provide dividing survey if sold to separate parties. 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 December 16, 2019, at which time the deed & abstract will be delivered. **CLOSING:** December 16, 2019. **POSSESSION:** On or before March 1, 2020 subject to the tenant's rights. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

DAIRYL FAAS ESTATE: OWNER

Executor: Duane Faas - Attorney: Mike Elwood, PO Box 460, N English, IA 52316

AUCTIONEER: Dwight Duwa 319-646-6775

Web: duwasauuction.com

Not responsible in case of theft/accidents

