

FARMLAND AUCTION

We will offer for auction the following Farmland located North of Kalona, IA, 4 miles on Hwy 1, then 8 miles West on 540th St/ F67 & 2 1/2 miles North on WW Ave or 7 miles East of Parnell on Black Diamond Rd then 1 mile South on WW Ave.

Friday – Oct 27, 2023 – 10:00am
148.5 acres m/l

Iowa Co – Greene Twp – Sections 10 & 11 - Auction to be conducted on site. Buyer's have the option to purchase Tract I or Tract II

TRACT I: 80 acres m/l of farmland w/an avg CSR2 of 78.9 & 77.2 acres m/l tillable. The soils are mostly Otley silty clay loam & Colo-Ely complex. This Tract has gentle slopes, is tiled & terraced. The non-tillable acres encompass waterways, an older 26'x60' machine shed & ROW.

TRACT II: 68.5 acres m/l of farmland has an avg CSR2 of 75.4. which is all tillable except area next to creek, waterways & ROW. The soils are mostly Colo sil loam, Judson silty clay loam, Shelby loam & Otley silty clay loam. The majority of this Tract lies basically flat w/gentle slopes to the South and is tiled. The South boundary is the middle of Deer Creek.

Note: Base acres will be divided by FSA Office according to the farming history. If total acres on Tract II change due to the survey being done, Buyer's purchase price will be calculated to nearest 1/2 acre. 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:** 10% down day of auction w/balance due on or before December 15, 2023, at which time the deed & abstract will be delivered. **CLOSING:** On or before December 15, 2023 **POSSESSION:** At closing, subject to the Tenants rights, ending March 1, 2024. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



MIM-RUSS INC: Owner

AUCTIONEER: Dwight Duwa 319-646-6775

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Not responsible in case of theft or accidents