

FARMLAND AUCTION

200 acres m/l offered at auction, to be sold in two tracts in Johnson County

Auction to be held at 5245 Rapid Creek Rd NE, Iowa City, IA 52240

Directions from Iowa City: Take IA Hwy 1 North of I-80 for approx. 1 mile. Turn east onto Rapid Creek Rd. NE and continue for approx. 4.5 miles. Tract 1 is on the east side and Tract 2 is on the west side of the road. Watch for signs.

Friday, Oct. 18, 2019 – 10:00 a.m.

200 ACRES M/L

Tract I: 103.75 Gross Acres M/L - 97.87 Tillable Acres M/L

Tract II: 96.40 Gross Acres M/L - 82.51 Tillable Acres M/L

Tract I: Real Estate consists of 103.75 acres m/l with 97.87 tillable acres on the east side of the road, with an average CSR of 85.08. This tract is gently rolling and all tillable except for 0.93 acres m/l of an old building site. **Legal Description:** The E ½ of the NW ¼ and a portion of the W ½ of the NW ¼ of Sec. 22, T80N – R5W of the 5th P.M., Johnson County, Iowa.

Tract II: Real Estate consists of 96.40 acres m/l with 82.51 tillable acres on the west side of the road, with an average CSR of 70.84. This tract is gently rolling and all tillable except the waterways and small timber pieces. This tract includes a 45x90 barn built in 1920. **Legal Description:** A portion of the E ½ of the NE ¼ of Sec. 21 & a portion of the W ½ of the NW ¼ of Sec. 22, all in T80N – R5W of the 5th P.M., Johnson County, Iowa.

TERMS: 20% down payment day of auction with balance due upon delivery of deed, on or about November 18, 2019. **POSSESSION:** Upon completion of harvest or March 1, 2020. **TAXES:** Prorated to date of closing. **SURVEY:** Completed by Seller and available for review prior to auction.

Any announcements made day of auction take precedence over all previous advertising.
Not responsible in case of theft or accidents.

EUNICE G. O'NEIL ESTATE, OWNERS

Attorney: Kandie K. Gelner, Iowa City, IA



Abell Auction & Real Estate, LLC
Justin Abell, Broker & Auctioneer, Sigourney, IA
641-660-8048 Mobile or 641-622-2071 Office
www.abellauction.com or www.keocoauctionco.com