FARMLAND AUCTION

We will offer for auction, the following Farmland, located 1 mile East of Riverside, IA to Hwy 22 & Old Hwy 218 (Vine Ave) intersection, then 5 mi South on Old Hwy 218 & 2 mi East on 170th St

Friday – Nov. 30, 2012 - 10:00 am

TRACT I: 36 acres m/l TRACT II: 40 acres m/l WASHINGTON CO – HIGHLAND TWP – SECT 1 To be sold as Two Individual Tracts

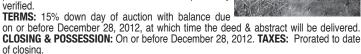
TRACT I: 36 acres m/l with 29 tillable acres. The average CSR is 60 with most of the soil being Clinton silt learn. This Tract has gontle slopes mostly to the South

loam. This Tract has gentle slopes mostly to the South. **TRACT II:** 40 acres m/I. This Tract has great building potential with privacy and approximately 6 tillable acres of farmland. The balance of this Tract is in Timber which

is excellent for deer & turkey hunting.

Note: The Seller will provide a survey if sold to two
sparate parties. The bases acres will be divided
according to farming history by the ESA Office of

according to farming history by the FSA Office of Washington Co, if sold to separate parties. The total corn base is 26.2 acres w/a yield of 129 bu/acre. The bean base is 2.4 acres w/a yield of 42 bu/ 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



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

CAROLYN HOLLIDAY - DONNA DAVIS CATHIE STUTSMAN: owners

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Not responsible for theft or accidents