

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

76 ACRES M/L

**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 loam. This Tract has gentle slopes mostly to the South.

TRACT II: 40 acres m/l. 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 separate parties. The bases acres will be divided 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 verified.

TERMS: 15% down day of auction with balance due on or before December 28, 2012, at which time the deed & abstract will be delivered.

CLOSING & POSSESSION: On or before December 28, 2012. **TAXES:** Prorated to date of closing.

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

CAROLYN HOLLIDAY - DONNA DAVIS

CATHIE STUTSMAN: owners

Attorney: Craig Willis, PO Box 143, Iowa City, IA 52244

Auctioneers: Dwight Duwa - 319-646-6775

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Not responsible for theft or accidents

