

# FARMLAND AUCTION

We will offer for auction the following farmland located ½ mile East of Sigourney, IA on Hwy 92, then 5 mi North on Hwy 149 & 3/4 mi West on 170th St. or 3 mi South of Webster on Hwy 149 & 3/4 mi West

**Sat – Nov 21, 2015 - 10:00 am**

**290 ACRES M/L**

**KEOKUK CO. – VAN BUREN TWP - SECTIONS 1 & 12**

**TRACT I: 130.5 ACRES M/L - TRACT II: 159.5 ACRES M/L**

**To be sold in two individual Tracts - Auction to be conducted on Site**

**TRACT I: 130.5 acres m/l** with 107.86 tillable acres. It has an average CSR2 of 55.3 with the NE 54 acres having a CSR2 of 74.8. The remaining acres are in draws with timber and a pond. The farm lies with gentle slopes to rolling & has no road easements.



**Tract II: 159.5 acres m/l** with 91.42 tillable acres which includes 80.3 acres in optional CRP contracts. It has an average CSR2 of 50.1. The remaining acres are in pasture, timber, creek & draws. This Tract also



features an older farmstead with a 44'x60' Morton open front pole barn, 1600 bu Butler bin w/drying floor & a deep well with submersible pump. The CRP contracts are 75.1 acres at \$113.56/acre through 9/30/17 & 5.2 acres at 253.98/ acre through 9/30/2021. The Seller may terminate the CRP contract/s immediately following the auction at the buyer's request. This Tract has excellent habitat for deer hunting.

**Note:** Buyer will be acquiring the current Tenant for the 2016 crop year. Tenant has rights to the Crop & pasture acres. The Buyer will receive rent payment on March 1st & Sept 1st of 2016. The Buyer will be receiving 100% of the 2016 CRP payment if the contract/s is continued. The Buyer will be held responsible to follow the practices of the CRP contracts & shall release the Seller's of all liabilities following the auction. 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 Dec 29, 2015, at which time the deed & abstract will be delivered. **POSSESSION:** On or before Dec 29, 2015, subject to the Tenant's rights which end March 1, 2017. **CLOSING:** On or before Dec 29, 2015. **TAXES:** Prorated to date of closing.

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

**KENNETH SEABA ESTATE: OWNER**

**Executor:** Mary Lou Miller - **Attorney:** John Wehr, 116 E Washington St, Sigourney, IA 52591

**AUCTIONEER: Dwight Duwa 319-646-6775**

**Web: duwaauction.com**

Not responsible for accidents or theft