

FARMLAND/ACREAGE AUCTION

We will offer for auction the following farmland located at 2890-192nd St, Ainsworth, IA which is 5 mi North of Ainsworth on Underwood Ave, then 1 mi West on 200th St & 3/4 mi NW on Tulip Ave or 7 mi South of Riverside on Riverside/Wash Rd (W61), then 1 mi East on 180th St, 1 mi South on Spruce & 3/4 mi East on 192nd.

Fri – Jan 8, 2016 - 10:00 am

382 ACRES M/L

WASHINGTON CO - HIGHLAND TWP - SECTIONS 17, 19 & 20

Tract I: 214 acres m/l - Tract II: 160 acres m/l

Tract III: 8 acres m/l w/Home, Buildings & Pond

Auction to be conducted on Site - To be sold in 3 individual Tracts

TRACT I: 214 acres m/l. 178 m/l tillable acres which include 11.98 acres in CRP contracts. The average CSR2 is 52.4. This Tract lies gently rolling & has been tiled & terraced. The non-tillable acres consist of ponds, draws & road easement. Some of these acres could be tillable with improvements. Note: The road frontage /access for this Tract is located on Underwood Ave. 47 acres in the NE corner is a parcel of Tract I, which is currently owned by Maralyne (Gilliand) Moody. **TRACT II: 160 acres**

m/l. 128 m/l tillable acres which include 18.5 acres in CRP contracts. The average CSR2 is 48.7. This Tract has lies gently rolling, has been tiled & terraced. The non-tillable acres consist of ponds, draws & road easement & could also increase the tillable acres w/ improvements. **TRACT III: 8 acres m/l w/ home,**

farmstead & pond. This is an excellent opportunity for country living w/2 acre m/l pond. This older 1 1/2 story 2 bedroom, 1 1/2 bath home has vinyl siding. The heat supplied by a LP gas heating stove & the water is from a 140' deep well which was drilled in 2014. The home has updates including a newer 2 car garage. The buildings include a 46'x52' storage building attached to an older barn, 16'x32' utility building, 20'x65' & 20'x30' Harvestors & numerous other buildings.

OPEN HOUSES: Wed & Thurs Dec 2 & 3 from 3-5:30 pm

NOTE: 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 w/ balance due on or before February 26, 2016, at which time the deed & abstract will be delivered. **POSSESSION & CLOSING:** On or before February 26, 2016. **TAXES:** Prorated to date of closing.

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

HAROLD & FLORENCE GILLIAND FAMILY FARM

FLORENCE GILLIAND ESTATE: Owner

Executors: Georgia Gilliland, Maralyne Moody & Nancy Gilliland

Attorney: Dale Sanderson, PO Box 1607, Iowa City, IA 52244

Auctioneer: Dwight Duwa 319-646-6775

Web: duwaauction.com

Not responsible for accidents or theft

