

FARMLAND AUCTION

We will offer for auction the following Farmland located 1 1/2 miles North of Keswick, IA on V44 or 190th Ave, then 1 mile West on 120th St. The Auction will be conducted at the American Legion Building, 105 S Irons St, Keswick, IA 50136

Friday – Dec 30, 2022 – 2:00pm

160 acres m/l

**Keokuk Co – Adams Twp - Section 8
AUCTION TO BE CONDUCTED at AMERICAN
LEGION BUILDING - KESWICK**

160 acres m/l of farmland has an avg CSR2 of 63.1 w/ 145.25 acres m/l tillable. There are approx 10 acres in the NW corner of this farm which could be tillable w/minimal improvements. Remaining acres in: building site, draws & road easements. Of the tillable acres, 47.5 acres m/l have an avg CSR2 of 91 w/Otley silty clay loam soil. 31.5 acres m/l have an avg CSR2 of 75 w/Ladoga silty clay loam soil. Most of the other soils are: Bucknell & Hedrick silty clay loam & Gara-Armstrong complex soils. This farm has gentle slopes, has been tilled as needed, has a building site w/24'x64' open front livestock pole building w/steel siding. The water is supplied by Rural Water. **Note:** Base acres will be divided thru FSA Office by farming history. 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 January 30, 2023, at which time the deed & abstract will be delivered. **CLOSING:** January 30, 2023. **POSSESSION:** March 1, 2023. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.



DOROTHY FISHER ESTATE: Owner

AUCTIONEER: Dwight Duwa 319-646-6775

Attorney: Michael Elwood, PO Box 460, North English, IA 52316

Executor: Lynn Fisher

Web: duwasaction.com

Not responsible in case of theft or accidents