

FARMLAND AUCTION

We will offer for auction the following Farmland located 3 miles South of Malcom on Hwy 63, then 2 miles West on 440th Ave & 1/2 mile South on 100th St. or 3 miles North of Montezuma on Hwy 63, then 2 miles West on 460th Ave (Ewart pavement), then 1 mile North on 110th St. The Auction will be conducted at the Malcom Auditorium, 212 Main St, Malcom, IA 50157

Friday – Jan 14, 2022 – 10:00 am

160 acres m/l

Poweshiek County – Pleasant Twp - Section 16

AUCTION TO BE CONDUCTED at 212 Main St, Malcom (AUDITORIUM)

This 160 acres m/l of farmland has an average CSR2 of 56.5 with 123.17 tillable acres. The tillable acres could be increased significantly with improvements. The soils consist mostly of Shelby, Colo, Adair, Lawson, Tama & Otley soil blends. The corn base is 48.1 acres, yielding 116 bu/acre & the bean base is 31.20 acres, yielding 41 bu/acre.



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:** 10% down day of auction w/balance due on or before March 1, 2022, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before March 1, 2022. **TAXES:** Prorated to date of closing. All announcements day of auction take precedence over all previous advertising.

GENE & JOYCE HINTERMEISTER FARM

Joyce A. Hintermeister Estate: owner

AUCTIONEER: Dwight Duwa 319-330-6023 or 319-646-6775

Thomas M. Buchanan, PO Box L, Victor, IA 52347: Attorney for Estate

Farmers Savings Bank & Trust-Traer, IA: Executor

Web: duwasauktion.com

Not responsible in case of theft or accidents