

152.05 Taxable Acres M/L of Crawford County Farmground to be sold in 2 Parcels at

PUBLIC AUCTION

**NOTE: TIME
DATE PLACE**

Saturday, August 1st • 8 AM

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DATE PLACE**

Sale will be held at the Denison Livestock Auction located at 501 North 9th Street, Denison, IA 51442

PARCEL 1: 77.56 TAXABLE ACRES

LOCATION: From Buck Grove go West $\frac{3}{4}$ mile on County Pavement E59 (U Ave), Farm is on the North (right) side of the road.

LEGAL DESCRIPTION: 77.56 Taxable Acres M/L. The West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 8, Township 82 North, Range 39 West of the 5th P.M. Crawford County, IA, Washington Township. Call for complete legal.

TAXES: \$2,586.00 annually on 77.56 Acres M/L

FARM FEATURES:

Farmland: 75.51 Acres M/L	Cropland: 67.36 Acres M/L
Total Base Acres: 67.36 Acres M/L	
Corn Base Acres: 33.68 Acres M/L	Corn PLC Yield: 171 bushels
Soybean Base Acres: 33.68 Acres M/L	Soybean PLC Yield: 45 bushels
CSR #2 Rating: 65.1 M/L	

PARCEL 2: 74.49 TAXABLE ACRES M/L

LOCATION: From Buck Grove go West 1 mile on County Pavement E59 (U Ave), then turn South (left) on 230th Street for 1 mile, then turn West (right) for $\frac{3}{4}$ mile on V Avenue.

LEGAL DESCRIPTION: 74.49 Taxable Acres M/L. The W $\frac{1}{2}$ of the NW Fractional $\frac{1}{4}$ of Section 19, Township 82 North, Range 39 West of the 5th P.M. Crawford County, IA, Washington Township.

TAXES: \$2,424.00 annually on 74.49 Acres M/L

FARM FEATURES:

Farmland: 73.46 Acres M/L	Cropland: 70.6 Acres M/L
Total Base Acres: 70.6 Acres M/L	
Corn Base Acres: 35.3 Acres M/L	Corn PLC Yield: 171 bushels
Soybean Base Acres: 35.3 Acres M/L	Soybean PLC Yield: 45 bushels
CSR #2 Rating: 62.0 M/L	

NOTE: There are 46 Acres M/L of CSR #2 Rating that range from 60 to 85.

SPECIAL NOTE for BOTH PARCELS: With some dirt work these parcels would make excellent farms to upgrade. When crops are taken out this fall, with permission, fall work and tillage may be allowed.

TERMS: 20% down day of sale. Balance due October 30th, 2026, when deed and abstract showing merchantable title will be given subject to landlords existing lease. Farm will be sold by the taxable acres X the per acre bid. Lease will be terminated by Sellers for the 2027 growing season. Farm will be sold **AS IS WHERE IS**.

AUCTIONEERS NOTES: All oral announcements made day of sale will take precedence over written material. Sale is not contingent on buyer's financing. The above information is believed to be true and accurate but not guaranteed by the auctioneers or sellers. All potential buyers may do their own research of the above printed material. There will be no guarantees either expressed or implied to their accuracy. Do your own homework or call.

Heirs of Donna M. Ahart Estate and the late Bob Ahart, Sellers

Closing Attorney: Adam Ullrich located at 1231 Broadway, Ste 300, Denison, IA 51442 712-263-4627

To View Property or For Further Information, Contact Associate Broker - John Pauley 712-263-9040

or Associate Salesperson - Tom Pauley 712-263-0224; Office - 712-263-3149;

Sales persons associated with Denison Realty, located at 1335 Broadway, Denison, IA, Rita Schechinger, Broker



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