

**SELLING 268.03 TAXABLE ACRES M/L OF GOOD
CRAWFORD COUNTY FARMGROUND AT**

PUBLIC AUCTION

Saturday, December 14th • 8 AM

**NOTE TIME,
DATE, PLACE**

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

**NOTE TIME,
DATE, PLACE**

FARM LOCATION: From Denison Crawford County Fairgrounds go North-Northeast on Hwy 39 for 1½ miles then turn left on the Vernon Voss Road and go 3 miles North-Northwest. (Farm is on right side of the road.)

LEGAL DESCRIPTION: The Southeast Quarter of the Northeast Quarter (SE¼ NE¼); Lot One (1) of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) and the Southwest Quarter of the Northeast Quarter (SW¼ NE¼), Section Twenty (20), and the North Half of the Southwest Quarter (N½ SW¼) in Section Twenty-one (21), all in Township Eighty-four (84) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa. AND Lot One (1) of the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) and Lot One (1) of the Southeast Quarter (SE¼) all in Section Twenty (20), Township Eighty-four (84) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa.

TAXES: \$8,606 annually on 268.03 Taxable Acres M/L.

FARM FEATURES:

Farmland Acres: 267.81 Acres M/L

PLC Corn Yield: 179 Bushels M/L

Cropland Acres: 265.13 Acres M/L

PLC Soybean Yield: 50 Bushels M/L

Average CSR#2: 61.9 M/L

Base acres will be determined by the Crawford County FSA. This farm has been in the CRP program for many years. Farm has been taken out of the CRP program and will be ready to be farmed in 2025. There is still 1.27 acres left in the CRP program with an annual payment of \$362.00, This contract expires September 30, 2027.

SPECIAL NOTE: There is a 40,000 bushel grain bin with 2 - 10HP centrifugal fans and a 10" unload auger with power sweep. (Grain bin possession will be given July 16, 2025.) There is also an easement with Summit Carbon Solutions LLC. New buyer will receive prepaid crop damages from Summit Carbon Solutions LLC of \$15,304.34 at closing.

TERMS: 20% down day of sale. Balance will be due at closing which will occur on or before January 31, 2025 when deed and abstract showing merchantable title will be given. Possession will be given after down payment check has been cashed. Fall work will be permitted. Final possession will be given at closing. Taxes will be prorated to date of closing. Farm will be sold by the taxable acres X the per acre bid.

AUCTIONEER'S NOTE: 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 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 own accuracy. Do your own homework or call for more information. Farms will be sold AS IS WHERE IS.

Norman E. Christiansen Trust and Ruby Lorraine Christiansen Trust, Sellers

*Closing Attorney: Adam Ullrich of Lohman, Reitz, Sailer, Ullrich, & Blazek
located at 1231 Broadway, Suite 300, Denison, IA 51442. Phone 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*



Associated with
Denison Realty

Pauley Family Auction Services LLC, Auctioneers • 712-263-3149 or Steve Seidl 712-210-0209