

193.31 Taxable Acres M/L of PRIME Crawford County Farmground to be sold at

PUBLIC AUCTION

Saturday, March 29th, 2025 • 2:30 p.m.

**NOTE TIME,
DATE, PLACE**

**Sale will be held at the Westside Community Building
located at: 139 Main Street Westside, IA**

**NOTE TIME,
DATE, PLACE**

FARM LOCATION: From the end of Main Street in Westside, IA go 2 ¾ miles South on County Pavement M-64 (390th St). Farm is on the left (East) side of road.

LEGAL DESCRIPTION: NW ¼ except 12.21 Acres M/L in the SW corner(Note: This is the acreage which has been surveyed off and does not sell) and the S ½ of the NE ¼ all in Section 1 Township 83 North, Range 37 West of the 5th P.M., Crawford County, IA (Hayes Township).

TAXES: \$6,488.00 M/L on 193.31 Acres M/L.

FARM FEATURES:

Cropland:	189.87 Acres M/L	Total Base Acres:	183.8 Acres M/L
Corn Base Acres:	92.21 Acres M/L	Corn PLC Yield:	173 bushels
Soybean Base Acres:	91.59 Acres M/L	Soybean PLC:	54 bushels
CSR Rating #2:	73.1 M/L		

Note: This farm with some dirt work – acres could be gained.

TERMS: Farm will be sold by the taxable acres 193.31 Acres M/L X the per acre bid.

20% down day of sale, balance due on Friday, May 9th, 2025 when deed and abstract showing merchantable title will be given. Possession will be given at that time subject to landlords existing lease for the 2025 growing season. Sellers if wanted will terminate the lease for the 2026 crop growing season.

NOTE: New buyer will receive ALL Cash Rent for the 2025 growing season which will be \$26,992.50 July 1st, 2025 and the 2nd half of \$26,992.50 will be paid January 5th, 2026. The rent being paid is on 183 acres M/L. Sellers will guarantee the cash rent payments. With permission from the current tenant there could be farm tillage and dirt work permitted. The below easement will be assigned to the new buyers.

SPECIAL NOTE: There is a recorded easement with Silver Queen Wind Farm LLC - % of Scout Clean Energy located at 5775 Flatiron Parkway, Suite 120 Boulder, CO 80301. New buyer will receive this annual payment of approximately between \$500.00 to \$1,000.00 annually. Any interested parties can call or stop in to view this easement or to get your own copy.

AUCTIONEERS 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 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 own accuracy. Do your own homework or call for more information. Farm will be sold **AS IS WHERE IS.**

SELLERS: The Heirs of the Isabelle Dentlinger Estate and the late Al Dentlinger

Frank Comito Closing Attorney for the Estate, located at 721 Main Street Carroll, IA 712-792-3508

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 • denisonlivestock.com