

SELLING 2 TRACTS OF CRAWFORD COUNTY FARMGROUND AT **PUBLIC AUCTION** Saturday, September 14th • 8 AM

**NOTE TIME,
DATE, PLACE**

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

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DATE, PLACE**

PARCEL 1: A prime 156 Taxable Acres M/L

FARM LOCATION: From Vail, IA take County Pavement M55 5 miles South, then go 2 miles East on P Ave, then go South 1 mile on 370th Street, turn East (left) on Q Avenue. Farm is on the South (right) side of the road.

911 ADDRESS: 3721

LEGAL DESCRIPTION: The NW ¼ of Section 27, Township 83 North, Range 37 West of the 5th P.M., Crawford County, IA (Hayes Township).

TAXES: \$5,402.00 M/L on 156 taxable acres.

FARM FEATURES: According to Crawford County FSA

Farmland:	153.58 Acres M/L	Corn Base Acres:	62.2 Acres M/L
Cropland:	149.67 Acres M/L	PLC Corn Yield:	152 bushels
Total Base Acres:	123.5 Acres M/L	Soybean Base Acres:	59.9 Acres M/L
Average CSR #2 on farm:	79.4 M/L	PLC Soybean Yield:	38 bushels
		Oat Base Acres:	1.4 Acres M/L

Balance of Acres: Pasture ground that could be farmed

NOTE: There is an old acreage on this tract with many older out buildings. Tract 1 will be sold AS IS WHERE IS.

PARCEL 2: 87.86 TAXABLE ACRES M/L

FARM LOCATION: From Vail, go West on Hwy 30 2 miles, then turn Left and go South on 330th Street for a ¼ of a mile, then turn Left (East) on M Avenue for 1 mile, then turn Right (South) for 1 ½ miles on 340th Street (Farm is on the Left (East) side of the road..

PARTIAL LEGAL DESCRIPTION: The Wfr1/2 of the SW ¼ of Section 7, Township 83 North, range 37 West of the 5th P.M., including Lot 1 and Lots 1 and Lot 3. These are lengthy legals. Call for complete legal.

TAXES: \$2,206.00 M/L on 87.86 taxable acres.

FARM FEATURES:

Farmland:	80.66 Acres M/L	Corn Base Acres:	11.2 Acres M/L
Cropland:	30.72 Acres M/L	PLC Corn Yield:	152 bushels
Total Base Acres:	21.89 Acres M/L	Soybean Base Acres:	10.4 Acres M/L
Average CSR #2 on farm:	66.7 M/L	PLC Soybean Yield:	38 bushels
		Oat Base Acres:	.29 Acres M/L

NOTE: With some dirt work, more ground could be farmed. Balance of Acres are nice pasture. Tract 2 will be sold AS IS WHERE IS.

TERMS: 20% down day of sale. Balance will be due at closing on or before December 10th, 2024 when deed and abstract showing merchantable title will be given. Both Parcels will be sold by the taxable acres M/L X the per acre bid. Taxes will be prorated to December 10th, 2024. All buildings located on either parcel are being sold AS IS WHERE IS. All sales are subject to approval by the Crawford County, IA District Court. Possession will be given at closing subject to current Tenants existing lease. Farm lease for the 2025 crop year has been terminated. The current tenant has the right to possession of the real estate until February 28th, 2025. The new buyer with PERMISSION from the current tenant COULD do some fall farm tillage or dirt work.

Sellers: Dale Ewoldt Estate
Dean Ewoldt and Darlys Ewoldt, Co-Administrators

*Closing Attorneys: Adam Ullrich of Lohman, Reitz, Sailer, Ullrich and Blazek located at
1231 Broadway, Suite 300, Denison, IA 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