

151.2 TAXABLE ACRES M/L OF CRAWFORD COUNTY FARMGROUND TO BE SOLD IN 2 PARCELS AT **PUBLIC AUCTION** Saturday, February 17th • 8 AM

**NOTE TIME,
DATE, PLACE**

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

**NOTE TIME,
DATE, PLACE**

PARCEL 1: 69.61 Taxable Acres M/L

FARM LOCATION: From Vail, IA go West 2 miles on Hwy 30, then turn South on 330th Street for ¼ of a mile, then turn East on M Ave for 1 mile, then turn South on 340th St for 1 ½ mile. Farm is on the West (right) side of the road. **SPECIAL NOTE:** Acreage has been surveyed off and does not sell. Acreage also includes 6 Acres M/L on East side of the road – on the North side of Parcel 2.

LEGAL DESCRIPTION: The N ½ of the SE ¼ of Section 12, Township 83 North, Range 38, West of the 5th P.M. Crawford County, IA; Except, Lots 1, 2, and 3 of the NE ¼ of the SE ¼ of Section 12, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA. Call for any questions about this legal.

TAXES: \$2,253 M/L annually on 69.61 Acres M/L

FARM FEATURES:

Farmland:	68.94 Acres M/L	Corn Base Acres:	23.9 Acres M/L
Cropland:	64.47 Acres M/L	PLC Corn Yield:	152 bushels
Total Base Acres:	46.71 Acres M/L	Soybean Base Acres:	22.2 Acres M/L
Average CSR#2	79.4 M/L on entire farm	PLC Soybean Yield:	38 bushels
		Oat Base Acres:	.61 Acres M/L

PARCEL 2: 81.596 Taxable Acres M/L

FARM LOCATION: Same as Parcel 1, except farm is on East side of road.

LEGAL DESCRIPTION: The West fractional ½ of the SW ¼ of Section 7, Township 83 North, Range 37 West of the 5th P.M., Crawford County IA; Except, Lot 1 of the NW ¼ of the SW ¼ of Section 7, Township 83 North, Range 37 West of the 5th P.M. Crawford County, IA; and Lot 3 of the NE ¼ of the SE ¼ of Section 12, Township 83 North, Range 38, West of the 5th P.M. Crawford County, IA.

SPECIAL NOTE: Acreage and some ground has been surveyed off and does not sell. Farms have been surveyed to square off parcels. Call for any questions about this legal.

TAXES: \$1,901.00 M/L annually on 81.596 Acres M/L

FARM FEATURES:

Farmland:	74.07 Acres M/L	Corn Base Acres:	11.2 Acres M/L
Cropland:	27.42 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	66.5 M/L on entire farm	PLC Soybean Yield:	38 bushels
		Oat Base Acres:	.29 Acres M/L

SPECIAL NOTE: Crawford County FSA will have the final say in base acres. These farms have had very little improvements over the years. With some TLC and dirt work, acres could be gained. This will make an excellent starter farm or could be an excellent investment.

TERMS: 20% down day of sale. Balance will be due on Friday, March 15th, 2024 when deed and abstract showing merchantable title will be given along with full farming rights for the 2024 growing season. Taxes will be prorated to March 15th, 2024. Farms will be sold by the Taxable Acres M/L X the per acre bid.

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: Dale Ewoldt, Diane Edgar, Dean Ewoldt, Darlys Ewoldt

*Closing Attorneys: Adam Ullrich of Lohman, Reitz, Sailer, Ullrich and Blazek located at
1231 Broadway, Suite 300, Denison, IA 712-263-4627 and*

Brad Nelson of Iowa Legal, PLC located at 1317 Broadway, Denison, IA 51442 712-263-4245

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