

92.7 Cropland Acres M/L of Crawford County Farmland to be sold at

PUBLIC AUCTION

Saturday, Sept 26, 2020 • 8:00am

NOTE
TIME, DATE,
PLACE

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

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PLACE

LOCATION: Farm is located 3 ½ miles North of Denison, IA on Highway 39. (Farm is on the East side of the road).

LEGAL DESCRIPTION: All that portion of the NE ¼ of the NE ¼ of Section 23, Township 84 North, Range 39, West of the 5th P.M., Crawford County, Iowa lying East of Hwy 39; AND all that portion of the West 40 acres of the following described tract: All that part of the N ½ of the NW ¼ of Section 24, Township 84 North, Range 39, West of 5th P.M., Crawford county, Iowa lying West of the old river bed and East of Highway 39 EXCEPT Lot 1 of the irregular survey of N ½ of NW ¼ of said Section 24 approximately 2.5 acres of the Northeastern portion of the farm will be surveyed off prior to the sale and will therefore reduce the taxable acres accordingly. This is only a partial legal description – please call for complete legal.

TAXES: \$3,868.00 on 105.24 Taxable Acres M/L.

SPECIAL NOTE: We will be selling 92.7 Cropland acres M/L. There is approximately 4 – 8 acres M/L that have not been farmed in years. With a good excavator and bull dozer these trees could be cleared and ground farmed. These will be free acres to new buyer. What a great deal! If you want one of the best all bottom farms in the county **DON'T MISS THIS FARM!** You will only be paying for cropland acres.

FARM FEATURES:

Cropland Acres	92.70 acres M/L	Total Base Acres	92.70 acres M/L
CRP Acres	None	Average CSR#2	83 M/L

Farm is in an excellent state of cultivation and has had excellent farming practices over the years.

TERMS: Parcel will be sold by the cropland acres (92.7 M/L) X the per acre bid. 20% down on day of sale. Balance will be due at closing which will occur on or before January 15, 2021 when deed and abstract showing merchantable title will be given. The farm lease on this farm has been terminated for the 2021 crop year. Buyer will have the right to possession of the real estate on March 1, 2021.

AUCTIONEER'S NOTE: All oral announcements made day of sale will take precedence over written material. Property will be sold AS IS WHERE IS. Sale is not contingent on buyer's financing. The above information given 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.

Michael Fink, Trustee of the E. Arlene Fink Trust, Seller

Adam Ullrich of Reimer, Lohman, Reitz, Sailer & Ullrich, Closing Attorney

Located at 25 S Main St., 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 1312 Broadway, Denison, IA, Rita Schechinger, Broker



Associated with
Denison Realty

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