

**115.43 Taxable Acres M/L of Prime Crawford County
Farmland with a Prime Acreage & 2 windmills to be sold at**

PUBLIC AUCTION

Saturday, Sept 19, 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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LOCATION: Farm is located 5³/₄ miles North of Vail, IA on County Pavement M-55. (Farm is on East side of the road.)

LEGAL DESCRIPTION: The N¹/₂ of the SW¹/₄ and the SW¹/₄ of the SW¹/₄ of Section 29, Township 85 North, Range 37, West of the 5th P.M., Crawford County, Iowa

TAXES: \$4,858 on 115.43 taxable acres M/L

FARM FEATURES:

Farmland Acres	115.13 acres M/L	Corn Base Acres	57.4 M/L
Cropland Acres	110.68 acres M/L	Corn PLC Yield:	120 bushels M/L
Total Base Acres	110.2 acres M/L	Soybean Base Acres	52.8 bushels M/L
Average CSR#2	74.8 M/L	Bean PLC Yield	35 bushels M/L

with over 58 acres M/L with a rating 81 plus

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

ACREAGE: This farm has a very nice acreage located right along County Pavement M-55. Acreage features a split level home built in the 1970's with a full basement, central air, gas furnace, wood burning stove, 3-bedrooms, and a one car attached garage. Acreage also has a detached insulated shed, a newer machine shed, 10,000 bushel steel bin and much more. **ACREAGE WILL HAVE AN OPEN HOUSE FRIDAY, AUGUST 28TH FROM 4-6PM OR acreage will be shown by appointment only and will be sold with the farm. Buyers: this should be an easy acreage to sell if not wanted by the new buyer. Please...sincere buyers only.**

ADDED ATTRACTION: There are two wind turbines on the farm. The turbines generate approximately \$10,000 annually for the owner of the farm. The payment increase 2% per year. The lease is for a period of 35 years with a 15 year option to extend. Please contact us to review copies of the lease documents. Do your own homework, thanks!

TERMS: Parcel will be sold by the taxable acres (115.43 M/L) X the per acre bid. 20% down day of sale. Balance will be due on Wednesday, December 30th, 2020 when deed and abstract showing merchantable title will be given along with possession subject to the rights of tenant for the 2020 growing season. Full possession and farming rights will be given March 1st, 2021. Taxes will be prorated to date of closing. Windmill rent income will be from January 1st, 2020.

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.

Heirs of the Eugene and Shirley Gallagher Joint Revocable Trust, Sellers

*Curt S. Steger, associated with Eich, Werden, Steger and Ahrendsen, P.C., Closing Attorney,
located at 815 North Main Street, Carroll, IA, 51401, phone: 712-792-3424*

*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



Pauley Family Auction Services LLC, Auctioneers • 712-263-3149