

# 116 Taxable Acres M/L of Shelby County Farmground to be sold at PUBLIC AUCTION

**Saturday, June 23 • 1 PM**

NOTE  
TIME, DATE,  
PLACE

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**Sale will take place at the Denison Livestock Auction building located at 501 North 9th Street, Denison, IA 51442**

**LOCATION OF SAID REAL ESTATE:** From the Hwy 191 and Hwy 44 intersection, go 1 mile South on Hwy 191 then go left ½ mile on 900th Street, then go 1¼ miles South on Cedar Road (farm is on the right side of the road)

**LEGAL DESCRIPTION:** The E½ of the SE¼ and the SE¼ of the NE¼ all in Section 32, Township 79 North, Range 40 West of the 5th P.M. Shelby County, IA.

**TAXES:** \$2,614 on 116 taxable acres more or less

### **FARM FEATURES:**

Farmland:	114.46 acres	Corn Base Acres:	65.23	PLC corn yield:	145 bu
Cropland:	89.17 acres	Soybean Base Acres:	13.97	PLC bean yield:	42 bu
CSR #2:	approx 57.6	Total Base Acres:	79.2		

**NOTE:** Will be selling 116 acres more or less. There are approximately 48 acres with CSR rating of 85 plus. This would be a excellent opportunity for anyone to add to an existing farm or small enough for a young person to get started. If livestock isn't your dream, with some dirt work acres could be added on. Farm has had excellent farming practices over the years.

**TERMS:** Farm will be sold by the taxable acres more or less X the bid per acre. 10% down day of sale, balance will be due Friday, November 30, 2018. Taxes will be prorated to November 30th, 2018. Possession of land will be given November 30th, 2018 subject to landlords existing lease for 2018. Lease for 2019 will be terminated by sellers. Abstract and deed showing merchantable title will be given November 30th, 2018. New buyer will receive no income for the 2018 year. New buyer will have full rights to said real estate March 1st, 2019.

**AUCTIONEER'S NOTE:** All oral announcements made day of sale will take precedence over written material. The above information given is believed to be true and accurate but not guaranteed by auctioneers or sellers. All potential buyers may do their own research of the above printed material. There are no guarantees either expressed or implied to their accuracy. Property will be sold **AS IS WHERE IS**. Sale is not contingent on buyer's financing.

## **Marlin Gubbels and Norma Jean Winn, Sellers**

*Daniel P. Fischer of Hall, Hudson, Fischer P.C. closing attorney for sellers located at: 502 Market Street, P.O. Box 726, Harlan, IA 51537, 712-755-2111*

*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*



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