

79 Taxable Acres M/L of Good Crawford County Farmground to be sold at

PUBLIC AUCTION

NOTE: TIME
DATE PLACE

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Saturday, November 28th • 8 AM

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

FARM LOCATION: From the East edge of Denison, IA go South 1 ¼ miles on Donna Reed Road and then turn East (Left) on P Avenue. Farm is on the North (Left) side of the road. **SPECIAL NOTE:** To view farm call Jerry at 712-269-0088.

LEGAL DESCRIPTION: The W ½ of the SW ¼ of Section 17, Township 83 North, Range 38 Crawford County, IA.

TAXES: approximately \$2,392.00 M/L annually on 79 Taxable Acres M/L.

FARM FSA FEATURES:

Farmland Acres: to be determined Cropland Acres: 67.31 Acres M/L

Final Corn & Soybean Base Acres and PLC yields will be determined by the Crawford County FSA.

Average CSR#2 – 61.8 M/L

Note: 24 plus Acres have a CSR#2 rating over 80 M/L

SPECIAL NOTE: There are 5.75 Acres M/L that are enrolled in the CRP program that will come out on 9/30/2027 with an annual payment of \$288.15 per Acre for a total of \$1,656.86 M/L. New buyer will receive full years payment and honor existing CRP contract.

Crawford County FSA Farm Tract # Partial 7287 and Tract #7039.

TERMS: 20% down day of sale. Balance will be due at closing on March 1st, 2027 when deed and abstract showing merchantable title will be given along with full possession and farming rights.

Farm will be sold by the taxable acres (79 Acres) X the per acre bid. Farm will be sold **AS IS**

WHERE IS.

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 Auctioneers or Sellers. All potential buyers may do their own research of the above printed material There will be no guaranties either expressed or implied. Do your own homework or call.

SPECIAL NOTE: New buyer will have 1st chance at renting the West 80 Acres M/L of the CRP ground that comes out 9/30/2027.

Heiden Farms LLC, Sellers

Closing Attorney: Brad Bonner located at 1317 Broadway, Denison, IA 51442 Phone: 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 or 712-269-7777