

156.0 Taxable Acres M/L of Crawford County farmground to be sold at

PUBLIC AUCTION

Saturday, October 27th • 8 AM

**NOTE
TIME, DATE,
PLACE**

**NOTE
TIME, DATE,
PLACE**

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

LOCATION: From Donna Reed Road and Hwy 141 junction go east 1 mile on Hwy 141 then South on 340th St 2 miles then back East ½ mile on X Ave. Farm is on the right (South) side of the road.

LEGAL DESCRIPTION: The Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-two (82) North, Range Thirty-seven (37) West of the 5th P.M., Crawford County, Iowa.

TAXES: \$3,856.00 on 156.0 taxable acres more or less.

FARM FEATURES:

Farmland	155.37 acres M/L	Crop land	149.60 acres M/L
Corn Base	74.00 acres M/L (all corn) the farm is currently enrolled in the ARC-CO program		
Average CSR#2	70.4		

TERMS: Farm will be sold by the taxable acres M/L X the per acre bid. 20% down day of sale. Balance will be due December 20, 2018 when deed and abstract showing merchantable title will be given. Taxes will be prorated to date of closing.

OTHER INFORMATION: Buyers shall have no right, title or interest in any cash rent related to the 2018 crop on the aforesaid real estate. Sellers shall give Buyer possession of the aforesaid real estate at closing on December 20, 2018 subject to Tenant's existing lease. The farm lease for the 2019 crop year has been terminated.

This sale is subject to approval by the Iowa District Court for Crawford County.

AUCTIONEERS 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 will be no guarantees either expressed or implied to their accuracy. Property will be sold AS IS WHERE IS. Sale is not contingent on buyers financing.

**John A. Hemminger Revocable Trust,
Hemminger Family Trust, Mark A. Nelson, Carolyn Kresl Trust,
Barbara Beyke and Debora Strickland, Owners**

Adam Ullrich of Reimer, Lohman, Reitz, Sailer & Ullrich Referee appointed by the Crawford County District Court located at 25 S Main St., Denison, IA 51442 (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

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