

2 Parcels of Prime Crawford County Farmground to be sold at

PUBLIC AUCTION

Saturday, October 6th • 8 AM

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

**NOTE
TIME, DATE,
PLACE**

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Parcel 1: 99.4 taxable acres more or less

LOCATION: 1¼ miles North of Ampride on Hwy 59 then 6 ¼ miles West on Hwy 141 (Farm is on the right side of the road).

LEGAL DESCRIPTION: Part of NE¼ of Section 32, Township 84 North, Range 40, West of the 5th P.M. Crawford County, IA. lying North of Hwy 141.

TAXES: \$2,412 on 99.4 taxable acres.

FARM FEATURES:

Cropland: 99.33 acres M/L

Corn base 68.22 acres M/L

Bean base 22.74 acres M/L

Approximate CSR #2 64.7

PLC Corn yield 180 bu.

PLC Bean yield 46 bu

Parcel 2: 127.35 taxable acres more or less

LOCATION: 1¼ miles North of Ampride on Hwy 59 then 6 ¼ miles West on Hwy 141 (Farm is on the left side of the road).

LEGAL DESCRIPTION: Part of NE¼ lying south of Highway 141 and N½ of SE¼ all in Section 32, Township 84 North, Range 40 West of the 5th P.M. Crawford County, IA.

TAXES: \$2,632 on 127.35 taxable acres.

SPECIAL NOTE: Will be taking 3.35 acres off selling price because of the farm pond. So will be selling 124 acres more or less. When you are doing your own research keep in mind you are not paying for 3.35 taxable acres more or less.

FARM FEATURES:

Cropland 103.66 acres M/L

Corn base 71.2 acres M/L

Bean base 23.74 acres M/L

Approximate CSR#2 60.3

PLC Corn yield 180 bu.

PLC Bean yield 46 bu.

AUCTIONEERS NOTE: These farms have had excellent farming practices over the years and are in an excellent state of cultivation.

TERMS FOR BOTH PARCELS: 15% down day of sale balance will be due at closing on or before December 31, 2018 when deed and abstract will be delivered. Taxes will be prorated to March 1, 2019. Possession will be granted on date of closing subject to rights of tenant until March 1. Lease for 2019 has been terminated for the 2019 season. Parcel 1 sold by taxable acres (99.4) X the bid. Parcel 2 sold by 124 acres X the bid. **NOTE: 3.35 acres farm pond is being deducted from actual taxable acres of 127.35**

AUCTIONEERS NOTE: All oral announcements made day of sale will take precedence over any written material. 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. Some information may vary. All parcels will be sold AS IS WHERE IS. There will be no guarantees either expressed or implied as to their accuracy. Sale is not contingent on buyers financing. All final FSA information will be determined after sale pursuant to its regulations due to this has been operated under one farm number.

Heirs of Wayne Henry, Todd Henry, Ashlee Henry and Elise Chu, owners

Bradley J. Nelson & Gregory Siemann, closing attorney for the estate

Closing will be held at Norelius Nelson Law Firm located at

1317 Broadway, Denison, IA 51442 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 1312 Broadway, Denison, IA

Rita Schechinger, Broker



Associated with
Denison Realty

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