

208.21 Taxable Acres M/L of Crawford County Farm Ground to be sold in 2 Parcels at

PUBLIC AUCTION

**NOTE: TIME
DATE PLACE**

Saturday, May 16th • 8 AM

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DATE PLACE**

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

PARCEL 1: 102.72 ACRES M/L

FARM LOCATION: Located from Deloit, IA – go South – SE on 290th St for 1.5 miles then turn Left on J Ave. Farm is on the right side of the road. Follow on J Ave for ½ mile to see all of Parcel

LEGAL DESCRIPTION ON 102.72 ACRES M/L: All that part of the E ½ SW ¼ and the W ½ SE ¼ lying East of Milford Road in Section 17, Township 84 North, Range 38, West of the 5th P.M., Crawford County, Iowa. Actual and complete legal description will be determined by survey at Seller's expense prior to the auction.

TAXES: \$3,282 annually on 102.72 Acres M/L

FARM FEATURES PER CRAWFORD COUNTY FSA ON PARCEL 1:

Cropland Acres	95.82 Acres M/L		
Corn Base Acres	to be determined after sale by FSA	Corn PLC yield	163 bushels M/L
Soybean Base Acres	to be determined after sale by FSA	Soybean PLC yield	44 bushels M/L
Average CSR #2 Rating: 69 M/L			

NOTE: 41 Acres has a CSR #2 Rating of 87 plus – balance range mostly 45 – 61 M/L. Call for maps.

PARCEL 2: 105.49 ACRES M/L

FARM LOCATION: Located from Deloit, IA – go South – SE on 290th St for 1 mile. Farm is on the left side of the road. Follow road up to J Ave and turn left to see rest of farm on the left.

LEGAL DESCRIPTION ON 105.49 ACRES M/L: All that part of the SW ¼ and all that part of the NW ¼ of the SE ¼ lying West of Milford Road in Section 17, Township 84 North, Range 38 West of the 5th P.M. Crawford County, IA except the N 2 Acres of the E ½ of the NW ¼ of the SW ¼ thereof. Actual and complete legal description will be determined by survey at sellers' expense prior to auction to have final taxable acres and legal.

TAXES: \$3,436 annually on 105.49 Acres M/L

FARM FEATURES PER CRAWFORD COUNTY FSA ON PARCEL 2:

Cropland Acres	74.47 Acres M/L		
Corn Base Acres	to be determined after sale by FSA	Corn PLC yield	163 bushels M/L
Soybean Base Acres	to be determined after sale by FSA	Soybean PLC yield	44 bushels M/L
Average CSR #2 Rating: 67.4 M/L			

NOTE: 27 Acres has a CSR #2 Rating of 87 plus.

This parcel with some dirt work could be a better farm and would make a nice fixer upper.

NOTE: FSA information for both Parcels combined:

Farmland Acres:	204.11 Acres M/L	Cropland Acres:	175.33 Acres M/L
Corn Base Acres:	101.3 Acres M/L	Soybean Base Acres:	63.7 Acres

Will be divided after the sale according to the Crawford County Farm Service Agency for each parcel.

TERMS ON PARCEL 1 AND PARCEL 2: 20% down day of sale. Balance due on December 1st, 2026. Parcels will be sold by the Taxable Acres X the Per Acre Bid. Possession will be given December 1st, 2026 subject to tenants existing lease for 2026. Full possession will be March 1st, 2027. Lease for the 2026 growing season will be terminated by the sellers. Taxes will be prorated to December 1st, 2026. Deed and abstract will be given at closing, December 1st, 2026 showing merchantable title.

AUCTIONEERS NOTES: 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 guarantees either implied or expressed to their own accuracy. Do your own homework. Parcels will be sold **AS IS WHERE IS. Please don't drive farms without permission - Crops will be planted!**

SPECIAL NOTE: New buyer or buyers will receive all cash rent for the 2026 growing season at closing. All interested buyers – call Brad Nelson, Closing Attorney at 712-263-4245 or Pauley Auction Service at 712-263-3149 for rent income.

Madelyn Huelsing Trust, Seller

Closing Attorney: Bradley J Nelson 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