

# 39 Taxable Acres M/L of Crawford County farm ground to be sold at **PUBLIC AUCTION**

**NOTE  
TIME, DATE,  
PLACE**

**Saturday, April 20th 8:00 a.m.**

**NOTE  
TIME, DATE,  
PLACE**

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

**LOCATION:** Farm is located from Kiron, IA – 3 miles East on B Avenue, then ½ mile North on 310th Street (Farm is on the East side of the road).

**LEGAL DESCRIPTION:** NW ¼ of the SW ¼ of Section 3, Township 85 North, Range 38 West of the 5th P.M. Crawford County, IA (Stockholm Township).

**TAXES:** \$1,050 for the 2018/2019 year

**FARM FEATURES:**

Farmland	37.77 acres M/L	Crop land	30.59 Acres M/L
Corn Base	32.76 Acres M/L	Soybean Base	3.87 Acres M/L
Corn PLC Yield	153 bushels	Soybean PLC yield	47 bu

CRP Acres: 10.02 Acres M/L at a rental rate of \$339.66 for a total annual payment of \$3,403 contract expires 9-3-2027

Average CSR #2 Approximately 68.44 M/L

**TERMS:** 25% down day of sale. Balance will be due on May 10th, 2019 when deed and abstract showing merchantable title will be given. Taxes will be prorated to May 10th, 2019. Possession of said real estate will be given Monday, April 22nd, 2019 when down payment check has cleared. Farm will be sold by the taxable acres (39 acres m/l) X the bid

**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. Sellers have right to reject any or all offers.

## **First Community Bank, Owner (Former Jim Neuman farm)**

*Closing Attorneys: Joe J Heidenreich, Closing Attorney located at  
100 N Main Odebolt, IA 51458 712-668-2250*

*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;*



Associated with  
Denison Realty

*Sales persons associated with Denison Realty located at 1312 Broadway, Denison, IA  
Rita Schechinger, Broker*

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