

151.36 Taxable Acres M/L of Good Shelby County Farm ground

PUBLIC AUCTION

Saturday, August 28th • 8:00am

**NOTE
TIME, DATE,
PLACE**

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

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PLACE**

LOCATION: Farm is located from Irwin, IA – Go 1 mile West on Hwy 37 (F-24), then go ½ mile North on Redwood Rd (Farm is on West (left) side of road or go 1 mile North of Irwin on County pavement M-47 (M Ave), then go 1 1/8 mile West on 2100 St. Farm is on the South (left) side of the road. Acreage has been surveyed and sold off. Acreage does not sell.

LEGAL DESCRIPTION: The NE ¼ of Section 26, Township 81 North, Range 38 West of the 5th P.M. Shelby County, IA except therefrom Parcel A of the NE ¼ of the NE ¼ as described in survey recorded as Instrument No. 1090-01, and subject to public roads (Greeley Township).

TAXES: \$3,814.00 M/L on 151.36 acres M/L

FARM FEATURES:

Farmland Acres: 148.25 Acres M/L

Corn Base Acres: 106.9 Acres M/L

Cropland Acres: 146.74 Acres M/L

Corn PLC Yield: 175 Bushels

Total Base Acres: 125.5 Acres M/L

Soybean Base Acres: 18.6 Acres M/L

CSR #2 Rating: 60.5 M/L on entire farm

Soybean PLC Yield: 48 Bushels

This farm has 5.03 Acres M/L of CRP contracted land. Rental rate per Acre is \$396.18 for a yearly total of \$1,993.00 - Tract #1245. New buyer will take over this contract on October 1st, 2021. This contract will mature on 9/30/2026.

TERMS: 20% down day of sale. Balance will be due March 1st, 2022 when deed and abstract showing merchantable title will be given, along with full possession of land. Taxes will be prorated to March 1st, 2022. Farm will be sold by taxable acres 151.36 acres X the bid. Farm lease on farm will be terminated for the 2022 crop year. After this year's crops have been harvested, with written permission from the current renter, fall work could begin. Renter from this year will not take any crop residue off of the land.

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 guarantee 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. Do your own homework or call.**

**Sellers: Joni Neppel, Nancy Larson, Linda Brue & James Jensen
Children of Keith and Dorothy Jensen**

*Closing Attorney, Adam Ullrich of Reimer, Lohman, Reitz, Sailer & Ullrich
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



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