

2 Parcels of Prime Crawford County Farmground **PUBLIC AUCTION**

**NOTE
TIME, DATE,
PLACE**

Thursday, December 27th • 8 AM

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PLACE**

Sale to be held at Denison Livestock Auction located at 5001 N 9th St, Denison, IA 51442

PARCEL 1: 78 taxable acres M/L

LOCATION: 1 ½ miles South of Kiron, IA on Hwy 39 then ¼ mile West on Otter Creek Rd (Farm is on the North side of the road).

LEGAL DESCRIPTION: The SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 13, Township 85 North, Range 39 West of the 5th P.M. Crawford County, IA.

TAXES: Approximately \$2,354.00 on 78 taxable acres more or less.

FARM FEATURES:

Crop land	69.82 Acres M/L	Soybean Base	24.67 Acres M/L
Corn Base	45.12 Acres M/L	Soybean PLC yield	52 bushels
Corn PLC Yield	185 bushels	CSR 2	75.6 M/L

PARCEL 2: 112.16 taxable acres M/L

LOCATION: 1 ½ miles South of Kiron, IA on Hwy 39 (Farm is on the West side of the highway).

LEGAL DESCRIPTION: The N ½ of the SE ¼ and the NE ¼ of the SW ¼ of Section 13 Township 85 North, Range 39 West of the 5th P.M. Crawford County, IA. Call for complete legal. Acreage has been surveyed off and does not sell.

TAXES: Approximately \$3,832.00 on 112.16 taxable acres more or less

FARM FEATURES:

Crop land	99.45 Acres M/L	Soybean Base	35.14 Acres M/L
Corn Base	64.27 Acres M/L	Soybean PLC yield	52 bushels
Corn PLC Yield	185 bushels	CSR 2	85.1 M/L

METHOD OF SALE: Parcel 1 and Parcel 2 will be offered to the highest bidder. Successful bidder will have choice of either parcel. If successful bidder takes both parcels, sale will be over. If successful bidder only takes one parcel, the remaining parcel will be sold.

TERMS FOR BOTH PARCELS: 15% down day of sale. Balance will be due March 1st, 2019 when deed and abstract showing merchantable title will be given. Possession of said real estate will be given March 1st, 2019. Lease for the 2019 growing season has been terminated. Parcels will be sold by the taxable acres more or less X the per acre 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 the auctioneers or sellers. All potential buyers may do their own research of the above printed material. Some information may vary. Both 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 the sale pursuant to its regulations if farm is sold to 2 different buyers due to both parcels have been operated under one farm number.

Colleen Jones, Owner (Farms were owned by the late Warren Larson and others)

Closing Attorney Bradley J Nelson 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

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