

**86.54 Taxable Acres M/L subject to new survey of
Prime Crawford County Farmground to be sold at**

PUBLIC AUCTION

Saturday, February 7th • 8 AM

**NOTE: TIME
DATE PLACE**

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

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FARM LOCATION: From the east side of Denison, go East 2 miles on Hwy 30, then turn South (right) on N Avenue for $\frac{3}{4}$ miles then turn North (left) on 300th Street for $\frac{1}{4}$ miles. Farm is on east (right) side of dead end road.

LEGAL DESCRIPTION: The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying south of the East Boyer River in Section 9, Township 83 North, Range 38 and that part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying south of the East Boyer River in Section 4, Township 83, Range 38 West of the 5th P.M. Crawford County pavement. Call for complete legal.

SPECIAL NOTE: New survey will include ground South of the East Boyer River. After survey taxable acres could change.

TAXES: \$3,160 M/L annually approximately. At present time there is 9.54 acres enrolled in the forest land that new buyer can keep in with no tax or new buyer can take out and put back into tax roll. Do your own homework or call

FARM FEATURES:

Farmland Acres	80.82 Acres M/L	Corn Base Acres	28.78 acres M/L
Cropland Acres	66.02 Acres M/L	Corn PLC yield	159 bushels M/L
Total Base Acres	47.67 Acres M/L	Soybean Base Acres	18.89 Acres M/L
Average CSR #2: 79.2 M/L		Soybean PLC yield	48 bushels M/L
Farm Tract #1585			

FARM NOTE: After sale Crawford County FSA Agency will have final say. All ground that was in the CRP Program has expired. Steve has cleared some acres that have been farmed and with some dirt work more ground could be farmed. Farm has been limed with 3 to 4 years left. Do your own homework or call for information.

TERMS: Farm will be sold by the taxable acres (86.54 M/L X the per acre bid). 20% down day of sale. Balance will be due March 2, 2026 when deed and abstract showing merchantable title will be given along with full farming rights for the 2026 growing season. Taxes will be prorated to March 2nd, 2026.

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 expressed or implied. Do your own homework or call for more information. Farm will be sold **AS IS WHERE IS.**

Steven Kasperbauer, 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



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