

153.3 Taxable Acres of Crawford County Farmground to be sold at **PUBLIC AUCTION** Saturday, August 6th • 8AM

**NOTE TIME,
DATE, PLACE**

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

**NOTE TIME,
DATE, PLACE**

FARM LOCATION: From the east side of Denison go South ¼ mile on Donna Reed Road, turn left (East) on O Ave, follow O Ave for 2¼ miles. Farm is on right (South) side of road. Acreage is just 1/16 mile South on 295th Street.

PLEASE NOTE: The taxable acres will be sold for farm ground. Acreage is surveyed off and will sell separate. There also will be an easement given to acreage buyer to the well

LEGAL DESCRIPTION: Northeast Quarter of Section 17, Township 83 North, Range 38 West of the 5th P.M., Crawford county, Iowa except Lot 1. Call for complete legal.

TAXES: Approximately \$4,641.00 annually on 153.3 taxable acres M/L

FARM FEATURES: According to the Crawford County FSA

Cropland Acres:	147.98 acres M/L	Corn Base Acres:	71 acres M/L
Total Base Acres:	127 Acres M/L	Corn PLC Yield	174 bushels
Average CSR#2	69.6 M/L	Soybean Base Acres:	54.2 acres M/L
Note 62 plus acres has a CSR#2 over 81		Soybean PLC Yield:	46 bushels
		Oats Base Acres:	1.8 acres M/L

TERMS ON PARCEL 1: 15% down day of sale. Balance due November 30, 2022. Taxes will be prorated to November 30, 2022. Possession will be given November 30, 2022 subject to landlords existing lease or 2022. Farm lease will be terminated for 2023 growing season. Full possession will be March 1, 2023. Farm will be sold by the taxable acres (153.3 taxable acres M/L) X the per acre bid.

NOTE: There is a 10,000 bushel steel bin that will not be sold with the farm. New owner may buy bin or the owner of the bin will move bin by March 1, 2023

AUCTIONEER'S NOTE: All oral announcements made day of sale will take precedence over any written material. The above written 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 buyer's financing. Do your homework.

Melvin and Mary Kenkel Estate, Seller

Closing Attorney, Bradley J. Nelson of Norelius & Nelson Law Firm

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 1335 Broadway, Denison, IA, Rita Schechinger, Broker



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