

4 Separate Acreages

Crawford County, IA to be sold at

PUBLIC AUCTION

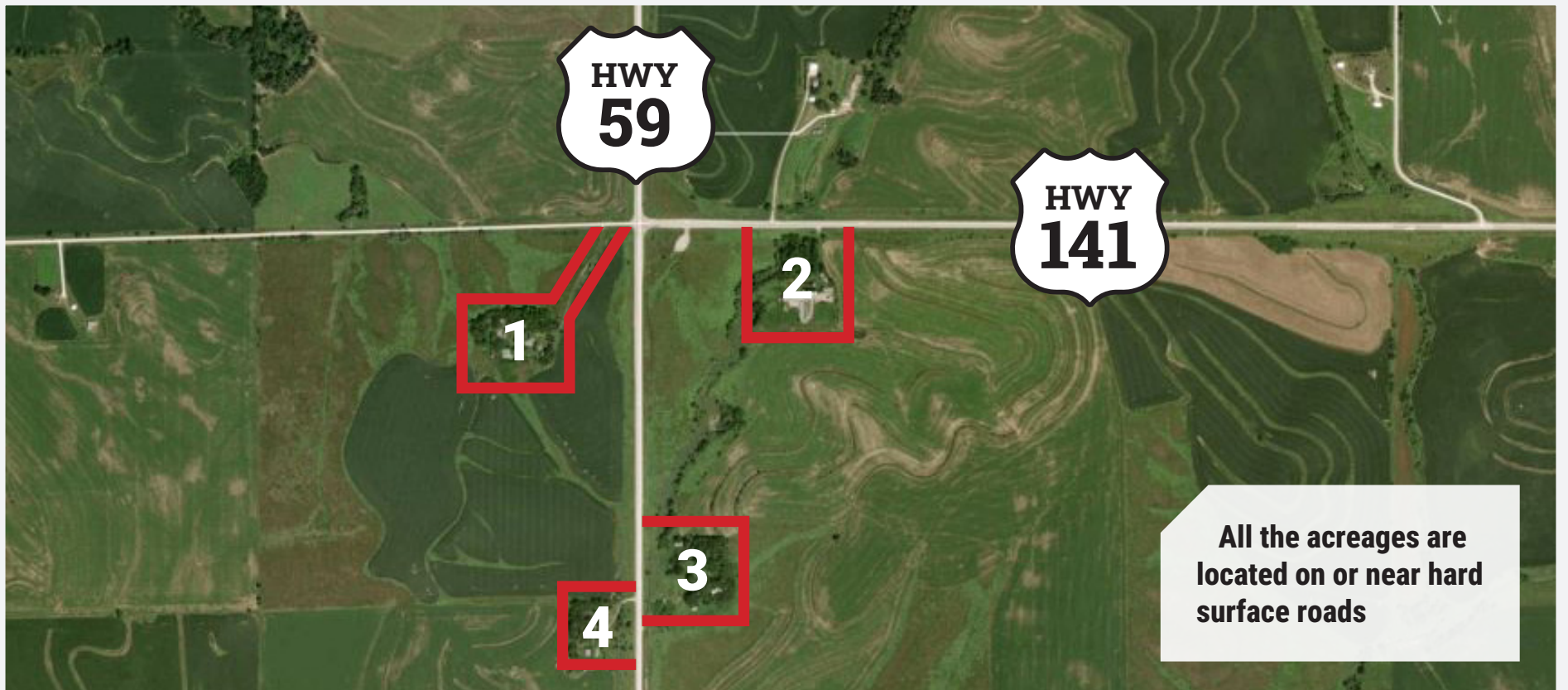
Tuesday, July 29th, 2025 at 10:00 a.m. at Acreage Site #1

All acreages are located approximately 7 miles South of Denison on Hwy 59
(by the Hwy 59/Hwy 141 intersection) 911 Legal Address: 2695 V Avenue, Denison, IA 51442

Special Note: Call for complete legals on all parcels. All parcels will be sold at acreage site #1.

OPEN HOUSE on all acreages will be Sunday, July 13th 2025 from 1:00 p.m. to 2:00 p.m.

Or by Appointment: Call Keith Kerkhoff 712-210-2222



Acreage 1: 5.98 Acres M/L

Partial Legal: Section 23, T82 N, R39 W, Crawford County, IA.

Acreage includes a nice, solid 3-4 bedroom home in need of much updating.

Outbuildings: Stock Barn, Overhead Crib, unattached Garage and an established wind break. Water easement to the well will be provided.

Acreage 2: 6.94 Acres M/L

Partial Legal: Section 24, T82N, R39W, Crawford County, IA.

Cattle Feeding Acreage: 3 white top Harvestor Silos w/unloaders.

Approximately 35,000 bu grain storage, 160'X40' cattle feeding bunk house.

Many square yards of Concrete, 2-wells. Much of the equipment is in need of repair. In the 1970's this was a state-of-the-art cattle feeding farm.

Acreage 3: 6.76 Acres M/I

Partial Legal: Section 24, T82N, R39W, Crawford County, IA.

Acreage includes a 36' diameter Sioux bin and a 60'X90' steel machine shed. This acreage would be ideal to construct a home and enjoy country living.

Acreage 4: 3.61 Acres M/I

Partial Legal: Section 23, T82N, R39W, Crawford County, IA.

This is an unimproved acreage which would make it ideal for the construction of a home.

John E. Rath
Revocable Trust, Owner

Iowa Savings Bank, Trustee

Closing Attorney: George C. Blazek

3707 Timberline Drive, Suite 3, Denison, IA 712-217-7040

Auctioneers

Keith Kerkhoff
712-210-2222

Kody Kerkhoff
712-210-5820

JR Pauley
712-269-7777

AUCTIONEERS NOTE: 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 the 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 own accuracy. All acreages are being sold "AS IS WHERE IS". In the event a border fence is requested by the buyer, the fence material and labor will be shared 50/50 by the buyer and the seller - Equivalent of 5 barbed wires with alternating steel/wooden post 16' on center.

TERMS: 20% down day of auction. Balance due at closing, Friday, August 29th, 2025 or earlier with arrangements when deed and abstract showing merchantable title will be given.

For acreage surveys and more information go to Denison Livestock Auction **www.denisonlivestock.com**