

77 Taxable Acres M/L of Crawford County Farmground to be sold at

PUBLIC AUCTION

Saturday, November 3rd • 8 AM

**NOTE
TIME,DATE,
PLACE**

**NOTE
TIME,DATE,
PLACE**

Sale to be held at Denison Livestock Auction

Located at 501 North 9th Street, Denison, IA 51442

LOCATION: From the West edge of Dunlap, go 1 mile Northwest on Hwy 37 then turn right on County Pavement L51 (130th Street) and go 4 ¾ miles to T Ave and then go 1 1/8 miles West on T Ave (Farm is on the left (South) side of the road).

LEGAL DESCRIPTION: The N ½ of the NE ¼ of Section 8, Township 82 North, Range 41 West of the 5th P.M. Crawford County, IA.

TAXES: \$1,852 on 77 taxable acres more or less.

FARM FEATURES:

Farmland	77.93 acres M/L	Crop land	77.93 acres M/L
Corn Base	35.59 acres M/L	Soybean Base	35.81 acres M/L
PLC Yield	182 bu	PLC yield	49 bu
Average CSR#2 58.4 M/L			

Farm is in an excellent state of cultivation and has had excellent farming practices over the years. There are 3 working tile lines on the farm. Farm was limed last year.

TERMS: Farm will be sold by the taxable acres M/L X the per acre bid. 15% down day of sale. Balance will be due December 14th, 2018 when deed and abstract showing merchantable title will be given. Taxes will be prorated to December 14, 2018. Possession of said real estate will be given after crop has been harvested.

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 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.

Mark & Tammy Klein, owners

Bradley J. Nelson, Closing Attorney 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