

Acreage to be sold at **PUBLIC AUCTION**

Saturday, November 21st • 8:15AM

NOTE: TIME
DATE PLACE

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

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LOCATION: From Vail go ½ mile South on County Pavement M-55 (Vail Ave) then turn left on 350th St for 1 ¼ miles. Acreage on right (South) side of road.

LEGAL DESCRIPTION: Lot 1 of the NE¼ of the NE¼ Section 29, Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA. (Westside Township) Call for more information. Acreage contains 2.36 Acres M/L

TAXES: approximately \$125 M/L annually Yes this is right!

ACREAGE FEATURES:

1000 gallon LP tank, house that needs to go in a hole, other old out buildings. Please don't go in house. Enter at your own risk.

TERMS: Successful bidder will be required to pay 50% down day of sale. Balance will be due December 18, 2026 when deed and abstract showing merchantable title will be given along with possession. Taxes prorated to December 18, 2026. Sale is subject to court approval. Acreage will be sold **AS IS WHERE IS**. The above information is believed to be true and accurate but not guaranteed by Auctioneers or Sellers. There will be no guarantees either expressed or implied. Do your own homework. Acreage will be sold as one unit.

Gary Kral Estate, 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



Associated with
Denison Realty

Pauley Family Auction Services LLC, Auctioneers • 712-263-3149 or 712-269-7777