

**130.05 ACRES M/L OF CRAWFORD COUNTY
FARM GROUND TO BE SOLD AT
PUBLIC AUCTION
Saturday, March 25th • 8AM**

**NOTE TIME,
DATE, PLACE**

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

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DATE, PLACE**

LOCATION: From the East edge of Denison go South on Donna Reed Road (M36) 1¼ miles to P Avenue, then go East 2¾ miles on P Avenue. Farm is on left side of road (North side)

LEGAL DESCRIPTION: The SE ¼ of Section 16, Township 83 North, Range 38 West of the 5th P.M., Crawford County, IA., Except Lot 1 of the SE ¼ of the SE ¼ Section 16, Township 83 North, Range 38 West of the 5th P.M., Crawford County, IA and Except Lot 2 of the S ½ of the SE ¼ Section 16, Township 83 North, Range 38 West of the 5th P.M., Crawford County, IA.

NOTE: Acreage has been surveyed off and does not sell. This acreage includes some pasture and a pond.

TAXES: \$3,798.00 M/L annually on 130.05 taxable acres M/L.

FARM FEATURES:

Farmland Acres:	128.8 Acres M/L	Corn Base Acres:	112.93 Acres M/L
Cropland Acres:	128.57 Acres M/L	Soybean Base Acres:	9.87 Acres M/L
Total Base Acres:	122.8 Acres M/L	CSR#2 Rating:	62.3 Average M/L

Farm is enrolled in the ARC County Program.

SPECIAL NOTE: The farm lease has been terminated for the 2023 crop year. New buyer will have full farming rights for the 2023 growing season after the April 21st, 2023 closing.

TERMS: 20% down day of sale. Balance will be due at closing which will occur on or before April 21st, 2023 and new buyer will have full possession.

AUCTIONEER'S 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. Do your own homework or call for more information. Farm will be sold **AS IS WHERE IS.**

**Farah Ann Sivoletta and Shaun Mirza, Sellers
(Heirs of Janice Regn and Marvin Lackman)**

Adam Ullrich of Lohman, Reitz, Sailer, Ullrich & Blazek

Located at 1231 Broadway Suite 300 Denison, IA 51442. Phone 712-263-4627

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

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