

194.26 TAXABLE ACRES M/L OF CRAWFORD COUNTY FARM GROUND TO BE SOLD AT PUBLIC AUCTION

Saturday, Nov. 4th • 8:15 AM

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

NOTE: Farms will be sold in 2 Parcels

PARCEL 1: 138.05 Acres M/L

LOCATION: From Boyer go ¼ mile West on C Avenue (E16) then turn North (right) on Boyer Blvd. Farm is on the right (East) side of the road.

PARTIAL LEGAL DESCRIPTION: The NW ¼ of the SE ¼ and the NE ¼ of the SE ¼ and Part of the SW ¼ of the SE ¼ in Section 11, Township 85, Range 38 West of the 5th P.M. Crawford County, IA (Stockholm Township). Call for complete legal. Acreage has been surveyed off and does not sell.

PLEASE NOTE: There is a small parcel of land on the West side of the road. This will not be surveyed off.

TAXES: Approximately \$4,296.00 on 138.05 taxable Acres M/L

FARM FEATURES:

Cropland Acres:	103.82 Acres M/L	Soybean Base Acres:	40.41 Acres M/L
Corn Base Acres:	52.76 Acres M/L	PLC Soybean Yield:	42 bushels M/L
PLC Corn Yield:	154 bushels M/L	Average CSR#2:	62.8 M/L

NOTE: There are 65 Acres M/L with a CSR#2 ranging from 77 to mostly 87 plus.

PARCEL 2: 56.21 Acres M/L

LOCATION: From Boyer go ¼ mile West on C Avenue (E16) then turn North (right) on Boyer Blvd. Farm is on the left (West) side of the road.

LEGAL DESCRIPTION: The NE ¼ of the SW ¼ and Part of the SE ¼ of the SW ¼ in Section 11, Township 85, Range 38 West of the 5th P.M. Crawford County, IA (Stockholm Township). Call for complete legal.

TAXES: Approximately \$1,458.00 on 56.21 taxable Acres M/L.

FARM FEATURES:

Cropland Acres:	32.56 Acres M/L	Soybean Base Acres:	12.49 Acres M/L
Corn Base Acres:	16.94 Acres M/L	PLC Soybean Yield:	42 bushels M/L
PLC Corn Yield:	154 bushels M/L	Average CSR#2:	59.8 M/L

NOTE: There are 40 Acres M/L with a CSR#2 of 77 plus.

SPECIAL NOTE: These 2 Parcels have now been broke down into separate Tracts and are approximate numbers. Crawford County FSA will have the final say.

TERMS: Both farms will be sold by the Taxable Acres M/L X the per acre bid. 20% down day of sale. Balance will be due on December 15th, 2023 when deed and abstract showing merchantable title will be given. Possession will be given December 15th, 2023 subject to landlords existing lease. With tenants permission, new buyer can begin fall tillage or dirt work after 2023 crop has been harvested. Lease has been terminated for the 2024 season. Taxes will be prorated to December 15th, 2023.

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.**

MJW Hawkeye LLC, Owner

Bradley J. Nelson, closing attorney 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

