

75.01 Taxable Acres M/L of Crawford County Farmground to be sold at **PUBLIC AUCTION**

NOTE
TIME, DATE,
PLACE

Saturday, October 26 • 8AM

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PLACE

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

LOCATION: 4 miles South of Schleswig on Hwy 59 (Teut's Corner) and then 3¼ miles East on H Avenue

LEGAL DESCRIPTION: The E½ of the NE¼ of Section 9 Township 84 North, Range 39, West of the 5th P.M. Crawford County, Iowa

TAXES: \$1,960 M/L on 75.01 taxable acres M/L

FARM FEATURES:

Cropland	77.51 acres M/L	Soybean Base	18.75 acres M/L
Cornbase	56.25 acres M/L	PLC Bean Yield	50 bushels
PLC Corn Yield	160 bushels	Average CSR#2	62.2 M/L

TERMS: Farm will be sold by the taxable acres M/L X the price per acre bid. 15% down day of sale. Balance will be due on Friday, December 13, 2019 when deed and abstract showing merchantable title will be given. Taxes will be prorated to December 13, 2019. Possession will be given at that time subject to rights of tenant for the 2019 growing season. Full possession will be given March 1, 2020. Lease for the 2020 growing season will be terminated.

AUCTIONEER'S NOTE: All oral announcements made day of sale will take precedence over any written material. The above information given 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. Some information may vary. All parcels will be sold **AS IS WHERE IS**. There will be no guarantees either expressed or implied as is to their accuracy. Sale is not contingent on buyer's financing.

Louise Maack Estate, Owner

*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

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