

187.38 taxable Acres M/L of Crawford County Farmground to be sold at
PUBLIC AUCTION
Saturday, September 10th • 8AM

**NOTE TIME,
DATE, PLACE**

Farmground will be sold in 3 Parcels
Sale will be held at Denison Livestock Auction
located at 501 North 9th Street, Denison, IA 51442

**NOTE TIME,
DATE, PLACE**

PARCEL 1: 36.83 TAXABLE ACRES M/L

LOCATION: 1 ½ miles South of Kiron, IA on Hwy 39, then West ¾ mile on Otter Creek Avenue (Farm is on the left – South side of the road)

Note: Acreage has been surveyed off and does not sell.

LEGAL DESCRIPTION: The NW ¼ of the SW ¼ of Section 13, Township 85, Range 39 West of the 5th P.M., Crawford County, IA (Otter Creek Township).

TAXES: \$1,290.00 annually on 36.83 Acres M/L.

FARM FEATURES:

Cropland Acres:	36.67 Acres M/L	Total Base Acres:	31.16 Acres M/L
Corn Base Acres:	16.12 Acres M/L	Corn PLC Yield:	160 bushels
Soybean Base Acres:	15.04 Acres M/L	Soybean PLC Yield:	41 bushels
Average CSR2:	78.9 M/L		

PARCEL 2: 112.55 TAXABLE ACRES M/L

LOCATION: 1 ½ miles South of Kiron, IA on Hwy 39, then West ¾ mile on Otter Creek Avenue (Farm is on the right – North side of the road), or to see North end of the farm go 1 mile South of Kiron, IA on Hwy 39 then West on Avenue C ½ mile. Farm is on the left (Note: Avenue C is a dead-end road).

LEGAL DESCRIPTION: The NE ¼ of the NW ¼ and Part of the W ½ of the NW ¼ of Section 13, Township 85 Range 39, West of the 5th P.M., Crawford County, IA (Otter Creek Township).

TAXES: \$3,454.00 annually on 112.55 Acres M/L.

FARM FEATURES:

Cropland Acres:	74.95 Acres M/L	Total Base Acres:	63.7 Acres M/L
Corn Base Acres:	33.02 Acres M/L	Corn PLC Yield:	160 bushels
Soybean Base Acres:	30.68 Acres M/L	Soybean PLC Yield:	41 bushels
Average CSR2:	78.6 M/L		

NOTE: With some dirt work there are many acres that could be farmed that are now in pasture.

PARCEL 3: 38 TAXABLE ACRES M/L

LOCATION: 1 ½ miles south of Kiron, IA on Hwy 39, then West 1 mile on Otter Creek Avenue (Farm is on the right – North side of the road).

LEGAL DESCRIPTION: The Part of the SE ¼ of the NE ¼ in Section 14, Township 85, Range 39 West of the 5th P.M., Crawford County, IA (Otter Creek Township)

TAXES: \$1,178.00 annually on 38 Acres M/L.

FARM FEATURES:

Cropland Acres:	35 Acres M/L	Total Base Acres:	29.74 Acres M/L
Corn Base Acres:	15.42 Acres M/L	Corn PLC Yield:	160 bushels
Soybean Base Acres:	14.32 Acres M/L	Soybean PLC Yield:	41 bushels
Average CSR2:	71.5 M/L		

TERMS: 15% down day of sale. Balance due on December 15th, 2022 when deed and abstract showing merchantable title will be given subject to landlords existing lease for the 2022 growing season. Lease for the 2023 growing season will be terminated. Taxes will be prorated to December 15th, 2022. Each parcel will be sold separately and sold by the Taxable Acres M/L X the per Acre bid.

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**. Some FSA numbers could vary a little. Sale is not contingent on buyer's financing. Do your own homework.

MAURITZ FAMILY, SELLERS

Closing Attorney, Bradley J. Nelson of Norelius & Nelson Law Firm 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 1335 Broadway, Denison, IA, Rita Schechinger, Broker



Associated with
Denison Realty