

3 Parcels of Crawford County Farmground to be sold at **PUBLIC AUCTION** Saturday, September 28 • 8AM

**NOTE
TIME, DATE,
PLACE**

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

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PARCEL 1: 145 Taxable Acres M/L subject to survey

LOCATION: Located from Manilla, go to the M-55 and Hwy 141 junction then go North on M-55 1 1/8 mile. Farm is on the East (right) side of the road.

LEGAL DESCRIPTION: All of the SW 1/4 lying West of the creek in the SE corner and except Lot 1 of the S 1/2 of the SW 1/4 Section 12, Township 82 North, Range 38 West of the 5th P.M. Crawford County, IA. Subject to survey. Note Acreage has been surveyed off and does not sell.

TAXES: Approximately \$3,700.00 annually on 145 taxable acres M/L subject to survey.

APPROXIMATE FSA INFORMATION:

Cropland Acres	136.64 M/L	Cornbase Acres	62.83 M/L	Soybean Base Acres	49.26 M/L
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PARCEL 2: 77.8 Taxable Acres M/L subject to survey

LOCATION: Located from Manilla, go 2 miles North on county pavement M-55 then go East 1/4 mile on T Avenue. Farm is on the South (right) side of the road.

LEGAL DESCRIPTION: The E 1/2 of the NW 1/4 of Section 12, Township 82 North, Range 38 West of the 5th P.M. Crawford County, IA

TAXES: Approximately \$2,324.00 annually on 77.8 taxable acres M/L subject to survey.

APPROXIMATE FSA INFORMATION:

Cropland Acres	70.32 M/L	Cornbase Acres	32.34 M/L	Soybean Base Acres	25.35 M/L
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PARCEL 3: 38 Taxable Acres M/L subject to survey

LOCATION: Located from Manilla, go 1 mile North on county pavement M-55 then go East 1/3 mile on U Ave. Farm is on the North (left) side of the road. Note! The river will be the start of this parcel.

LEGAL DESCRIPTION: The SE 1/4 of the SW 1/4 lying East of the creek and the S 1/2 of the S 1/2 of the SE 1/4 except a parcel located in the SW 1/4 of the SE 1/4 containing 4.31 acres M/L all in Section 12, Township 82 North, Range 38 West of the 5th P.M. Crawford County, IA. Acreage does not sell. There will be a recorded easement at the North end of acreage to get to the West part of this parcel.

TAXES: Approximately \$974.00 annually on 38 taxable acres M/L subject to survey.

APPROXIMATE FSA INFORMATION:

Cropland Acres	36.85 M/L	Cornbase Acres	17.03 M/L	Soybean Base Acres	13.39 M/L
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SPECIAL NOTE: Farm parcels if sold to different buyers will require surveys. All information given will be to the best of our ability. Final acres and taxes could vary.

TAXES: Approximately \$6,666 M/L annually on all 3 parcels

FARM FEATURES:

NOTE: FSA farm information and tax information on all 3 parcels with approximate numbers are as follows:

Farm Land	256.6 acres M/L	Corn Base Acres	112.2 acres M/L
Cropland	243.81 acres M/L	PLC Corn Yield	152 bushels M/L
Total Base Acres	200.2 acres M/L	Soybean Base	88 acres M/L
Approximate CSR#2	78 M/L plus	PLC Bean Yield	49 bushels M/L

TERMS: All 3 parcels will be sold by the taxable acres more or less X the per acre bid. 15% down day of sale, balance will be due on or before Friday, January 3, 2020 when deed and abstract showing merchantable title will be given subject to rights of tenant for the 2019 growing season. Full possession will be March 1st, 2020. Lease for the 2020 growing season will be terminated.

SPECIAL NOTE: Call for complete Legal descriptions. If surveys are needed, above figures may change.

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 the Auctioneers or Sellers. All potential buyers may do their own research of the 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 to their accuracy. Sale is not contingent on buyers financing. All final FSA information will be determined after sale pursuant to its regulations. Their figures will be final.

METHOD OF SALE: Parcels 1, 2, and 3 will be offered to the highest bidder. Successful bidder will have choice of any 3 parcels. If successful bidder only takes one parcel, the remaining parcels will be sold with bidder's choice until both are sold. Please do your own research or call for information.

Heirs of the Vera Mesenbrink Estate, Owners

Closing Attorney Greg Sextro located at 309 Main Street • Manning, IA 51455 • phone: 712-655-3365

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

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