

3 Parcels of Crawford County Farmground to be sold at **PUBLIC AUCTION** Saturday, September 29th • 8 AM

**NOTE
TIME, DATE,
PLACE**

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Sale will take place at the Denison Livestock Auction building located at 501 North 9th Street, Denison, IA 51442

PARCEL 1: Located 7 miles South of Denison on Hwy 59 then go East on Hwy 141 ½ mile to 280th St, then go North 1 mile (Farm is on the Left side of the road).

PARCEL 2: Located 6 ½ miles South of Denison on Hwy 59 (Farm is on the Left side of the road).

PARCEL 3: Located 6 ½ miles South of Denison on Hwy 59 (Farm is on the Right side of the road).

SPECIAL NOTE: Farm Service Agency farm information and tax information on all 3 parcels with approximate numbers are as follows:

Cropland Acres	260.04	Soybean base Acres	83.2
Corn base Acres	160.70	PLC bean yield	47 bu. on all 3 parcels
PLC Corn Yield	161 bu. on all 3 parcels	Approx. CSR #2	60 plus
Taxable Acres on all 3 parcels: 269.52 acres more or less			
Taxes: Approximate annual taxes of \$6,978 more or less			

SPECIAL NOTE: if Parcel 1, 2 or 3 are bought by 3 different buyers, a survey will be done on Parcels 1 and 2 for correct legals and taxes. All Final FSA information will be determined after sale pursuant to its regulations due to this has been operated under one farm number.

PARCEL 1: Approximately 79.26 taxable acres M/L ; plus after survey there will be a small tract added on due to road. All of Parcel 1 ground will be on the North side of the road.

Approximate FSA Information:

Cropland Acres	Call	Soybean base Acres	25.39 Acres M/L
Corn base Acres	49.04 Acres M/L	Approximate CSR #2	60.5

LEGAL DESCRIPTION: The N ½ of the NE ¼ plus a portion of the NE ¼ of the NW ¼ lying East of U Ave all in Section 13, Township 82 North, Range 39, West of the 5th P.M. Crawford County, IA. This legal description does not include a small tract of land located next to road on the West end of the farm.

TAXES: \$1,980 M/L

PARCEL 2: Approximately 127.9 taxable acres M/L.

Approximate FSA Information:

Cropland Acres	122.43 Acres M/L	Soybean base Acres	39.17 Acres M/L
Corn base Acres	75.66 Acres M/L	Approximate CSR #2	60.2

LEGAL DESCRIPTION: Part of the NE ¼ of the the NW ¼ and part of the S ½ of the NW ¼ and part of the N ½ of the SW ¼ Located in Section 13, Township 82 North, Range 39 West of the 5th P.M. Crawford County, IA. Call for complete current legal.

TAXES: \$3,280 M/L

PARCEL 3: Approximately 62.36 taxable acres M/L.

Approximate FSA Information:

Cropland Acres	58.26 Acres M/L	Soybean base Acres	18.64 Acres M/L
Corn base Acres	36 Acres M/L	Approximate CSR #2	68.1

LEGAL DESCRIPTION: the E ½ of the NE ¼ except Railroad ground located in Section 14, Township 82 North, Range 39 West of the 5th P.M. Crawford County, IA. Call for this complete legal.

TAXES: \$1,718 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 Friday, Dec. 14th, 2018. Possession of said real estate will be given when present tenant's crops have been harvested. Present tenant will not take any residue off farm after harvest. Grid maps will be available at Denison Farm Service Coop to all potential buyers. One half of the farm was limed 1 year ago. Taxes will be prorated to December 14th, 2018. On December 14th, 2018 deed and abstract showing merchantable title will be given. Exact taxable acres for parcels 1 and 2 will be determined by survey if necessary and total purchase price will reflect actual taxable acres X the per acre bid. Farm lease has been terminated for 2019 season.

AUCTIONEERS 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 due to the splitting into 3 parcels. 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.

Mary A. Nehls Estate, Owner

Greg Sextro Closing Attorney for the estate

located at 1231 Broadway, Suite 300, Denison, IA 51442. Phone 712-263-3159

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 Service LLC, Auctioneers • 712-263-3149