

3 Parcels of Crawford County Farmground to be sold at **PUBLIC AUCTION**

Saturday, September 22 • 8 AM

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

NOTE
TIME, DATE,
PLACE

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Parcel 1: 38 taxable acres more or less

LOCATION: Located ¼ mile South of Denison on Donna Reed Road then 1.4 miles East on O Ave (Farm is on the right hand side of the road).

LEGAL DESCRIPTION: The SE ¼ of the SE ¼ of Section 7, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA.

TAXES: Approximately \$1,260 on 38 taxable acres more or less.

FARM FEATURES:

Cropland 34.11 acres M/L
Approximate CSR #2 80.6 M/L

Corn base 18.78 acres M/L
PLC Corn yield 166 bushels

Soybean base 15.33 acres M/L
PLC Soybean yield 46 bushels

Parcel 2: 166 taxable acres more or less

LOCATION: Located ¼ mile South of Denison on Donna Reed Road then 1.6 miles East on O Ave and then right (Farm is on the left side of the road).

LEGAL DESCRIPTION: The SW ¼ of Section 8, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA. Plus approximately 10 acres M/L that are land locked in Section 7 that will be sold with Parcel 2. Survey will be done after sale for correct legal and number of taxable acres.

TAXES: Approximately \$4,620 on 155.68 taxable acres more or less; plus approximately \$310 on 10.38 taxable acres more or less. After survey from Section 7 figures could change slightly.

FARM FEATURES:

Cropland 141.45 acres M/L
Approximate CSR #2 71.2 M/L

Corn base 77.85 acres M/L
PLC Corn yield 166 bushels

Soybean base 63.57 acres M/L
PLC Soybean yield 46 bushels

Parcel 3: 26 taxable acres more or less

LOCATION: Located ¼ mile South of Denison on Donna Reed Road then 1.4 miles East on O Ave (Farm is on the left side of the road).

LEGAL DESCRIPTION: The NE ¼ of the SE ¼ except 10 acres more or less that are being surveyed off and being sold with Parcel 2 located in Section 7, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA. NOTE: The acreage has been surveyed off and doesn't sell.

TAXES: Approximately \$778 on 26 taxable acres more or less (subject to survey).

FARM FEATURES:

Cropland 18.46 acres M/L
Approximate CSR #2 76.9 M/L

Corn base 10.17 acres M/L
PLC Corn yield 166 bushels

Soybean base 8.3 acres M/L
PLC Soybean yield 46 bushels

SUMMARY ON ALL 3 PARCELS: Above information may or will vary some after selling to different buyers and after surveys. Information on all 3 parcels pursuant to FSA records and court house records will make final decisions.

TOTAL INFORMATION ON ALL 3 PARCELS:

Cropland: 194.02 acres Corn base acres: 106.8 Soybean base acres: 87.2

TAXES: \$6,968 more or less on 229.68 taxable acres more or less

LEGAL DESCRIPTION FOR PARCEL 1 AND PARCEL 3: The NE ¼ of the SE ¼ and SE ¼ of the SE ¼ of Section 7 all in Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA.

LEGAL DESCRIPTION FOR PARCEL 2: The SW ¼ of Section 8, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA.

TERMS: All 3 parcels will be sold by the taxable acres more or less X the per acre bid subject to surveys. 15% down day of sale, balance will be due Dec. 14th, 2018 when court officer, deed and abstract showing merchantable title will be given. Full possession will be given March 1st, 2019. Taxes will be prorated to March 1, 2019. Farm lease has been terminated for the 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. 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.

SPECIAL NOTE: All final FSA information will be determined after the sale pursuant to its regulations due to this has been operated under one farm number.

Gladys North Estate, Owner Cindy Richert, Executor

*Allen K. Nepper, closing attorney for the estate
located at 1312 1st Avenue South, Denison, IA 51442 712-263-4823*

*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