

158 TAXABLE ACRES M/L OF CRAWFORD COUNTY FARMGROUND TO BE SOLD AT PUBLIC AUCTION

Saturday, Dec. 16th • 8 AM

NOTE TIME, DATE, PLACE

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

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FARM LOCATION: From Denison at the Hwy 30/Hwy 59 Junction go 1 ¾ miles West on Hwy 30, turn South on Westcott Road (by Anderson Ethanol Plant and CO2 Plant) for 1 ¾ miles, then turn Left (east) on R Ave for ½ mile, then turn Right (South) on 240th St for 1 ½ mile. Farm is on the left (East) side of road.

LEGAL DESCRIPTION: The Southwest Quarter (SW¼) of Section Four (4), Township Eighty-two (82) North, Range Thirty-nine (39), West of the 5th P.M., Crawford County, Iowa.

TAXES: \$3,806.00 approximately on 158 Taxable Acres M/L.

CSR2 Rating: 53.2 CSR2 on entire farm

FARM FEATURES:

Farmland	156.25 Acres M/L	Corn Base Acres	130.68 Acres M/L
Cropland Acres	134.08 Acres M/L	Corn PLC Yield	136 Bushels
Total Base Acres	131.15 Acres M/L	Oat Base	0.47 Acres M/L
Average CSR #2	53.2 M/L		

Note: This farm with some dirt work – acres could be gained

TERMS: 50% down day of sale. Balance due on January 31st, 2024 when deed and abstract showing merchantable title will be given. Possession will be given December 16th, 2023. Field work can begin on 12-16-2023 with full farming rights for the 2024 growing season. Taxes will be prorated to 12-16-2023. Farm will be sold by 158 Taxable acres M/L X the per acre bid.

NOTE: Possession will be given day of sale. Farm is subject to an easement agreement with Summit Carbon Solutions, LLC. Buyer will receive \$27,500.00 at closing related to said easement and any future crop damages related to said easement.

AUCTIONEERS NOTES: All oral announcements made day of sale will take precedence over written material. Sale is not contingent on buyer's financing. The above information is believed to be true and accurate, but not guaranteed by the Auctioneers or Seller. All potential buyers may do their own research of the above printed material. There will be no guarantees either expressed or implied to their own accuracy. Do your own homework or call for more information. Farm will be sold **AS IS WHERE IS**.

Patricia R Plagge Jorgensen, Owner

Adam Ullrich, Closing Attorney of Lohman, Reitz, Sailer, Ullrich & Blazek.

Located at 1231 Broadway, Suite 300, Denison, IA 51442 phone 712-263-4627

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

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