

Selling 146.59 Taxable Acres M/L of Crawford County Farmground at **PUBLIC AUCTION**

**NOTE: TIME
DATE PLACE**

Saturday, February 14th • 8 AM

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

FARM LOCATION: From Vail – go West 1 ¾ miles to (Pollocks Corner) turn left (South) for ½ mile on 330th St, then turn left (East) on M Ave for 1 mile, then turn right (South) on 340th St for 2 miles. Farm is on the right (West) side of the road.

LEGAL DESCRIPTION: The NE ¼ of Section 13, Township 83 North, Range 38 West of the 5th P.M. Crawford County, IA except Lot 1 of the SE ¼ of the NE ¼. The Acreage has been surveyed off.

Acreage will NOT BE SOLD.

TAXES: \$4,620.00 M/L annually.

FARM FEATURES:

| | | | |
|------------------|------------------|--------------------|-----------------|
| Farmland Acres | 146.05 Acres M/L | Corn Base Acres | 82.43 acres M/L |
| Cropland Acres | 124.53 Acres M/L | Corn PLC yield | 179 bushels M/L |
| Total Base Acres | 123.86 Acres M/L | Soybean Base Acres | 41.43 Acres M/L |
| | | Soybean PLC yield | 49 bushels M/L |

Average CSR #2: 68.9 M/L **NOTE:** Over 76 Acres M/L has a CSR #2 rating between 81 and 87.

TERMS: 20% down of sale. Balance will be due Friday, March 13, 2026 when deed and abstract showing merchantable title will be given. Full possession will be given at closing along with full farming rights. Farm will be sold by the Taxable Acres (146.59 Acres M/L) X the per Acre bid.

SPECIAL NOTE: This farm also will sold with 4 Grain Bins.

1 – 9,000 bushels, 27', Brock Bin 1 – 10,000 bushels, 30', Brock Bin

1 – 15,000 bushels, 36', Brock Bin 1 – 20,000 bushels, 36' Sukup Bin

Bins are equipped with drying floors and 3 have power sweeps. **Take a look.**

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

Roger Rasmussen, Owner

Closing Attorney: George C. Blazek located at 3707 Timberline Drive Suite 3 Denison, IA 51442 Phone 712-217-7040.

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



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