

**115.74 Taxable Acres M/L of Good Crawford County Farmground to be sold at**

# **PUBLIC AUCTION**

**NOTE: TIME  
DATE PLACE**

**Saturday, November 21st • 8 AM**

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DATE PLACE**

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

**FARM LOCATION:** From Denison, IA (Ampride intersection) go 4 ½ miles North on Highway 59, then turn Right (East) on county gravel (Goodrich Loop Road) for ½ mile. Farm is on the Right (East) side of the road.

**LEGAL DESCRIPTION:** The N ½ of the NE ¼ and the SW ¼ of the NE ¼ except Lot 1, all in Section 19, Township 84 North, Range 39 West of the 5th P.M. Crawford County, IA (Goodrich Township). **NOTE:** Acreage has been surveyed off containing 5 Acres M/L and does not sell. Call for complete legal.

**TAXES:** approximately \$3,696.00 annually on 115.74 Taxable Acres M/L.

**FARM FEATURES:** This farm is on gentle rolling hill ground. Farm has excellent soil conservation in place and has had excellent farming practices over the years.

**FARM FSA INFORMATION:**

Farmland Acres: 112.59 Acres M/L

Cropland Acres: 112.47 Acres M/L

Total Base Acres: 108.7 Acres M/L

Corn Base Acres: 60.2 Acres M/L

PLC Corn Yield: 166 bushels M/L

Soybean Base Acres: 48.5 Acres M/L

PLC Bean Yield: 51 bushels M/L

Average CSR#2 – 63 M/L

**NOTE:** 44 Acres have an Average Range of CSR#2 rating of 81 to 95.

**TERMS:** 15% down day of sale. Balance will be due at closing on March 1st, 2027 when deed and abstract showing merchantable title. Possession will be given at that time subject to Landlords existing lease for the 2027 crop year season. Taxes will be prorated to March 1st, 2027. New Buyer will receive the cash rent of \$32,000.00 for the 2027 growing year. 1st payment of \$16,000.00 will be given on March 1, 2027 and the 2nd payment of \$16,000.00 will be given on September 1, 2027. Seller will terminate the lease for the 2028 crop year season. Landlord for the 2027 crop year season could be bought out. Call for details.

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

## **Heirs of Ernie Rickabaugh & Lois Monroe, Sellers**

**Closing Attorney: Dan Connell, P.C. located at**

**205 East Sixth St. P.O. Box 1336 Storm Lake, IA 50588 Phone: 712-732-6371**

**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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