

189.13 Taxable Acres M/L Good Crawford County Farmground

SEALED BID AUCTION

**Initial bids must be submitted by
5:00 p.m. on February 8, 2019**

LOCATION: farm is located just NE of YellowSmoke Park near Denison, Iowa. Access from M Avenue and Ridge Road. One mile north on Highway 30 along Denison city limit.

LEGAL DESCRIPTION: SE ¼ NW frl. ¼ EXCEPT Lot 1; SW ¼ NE ¼ SW ¼; NW ¼ SE ¼; SW ¼ SE ¼ EXCEPT Lot 1 thereof, all in Section 31 - 84 - 38 West of the 5th P.M.

TAXES: Approximately \$4,414 on 189.13 taxable acres M/L.

FSA INFORMATION:

Crop land	168.86 Acres M/L	Approximate CSR 2	58.6
Corn Base	141.09 acres M/L	Soybean Base	45.91 Acres M/L
Corn PLC Yield	141 bushels	Soybean PLC yield	41 bushels

NOTE: Numbers are estimated to best of our ability. Exact numbers will be provided when the U.S. Government reopens!

FARM FEATURES: This farm offers an exceptional location near YellowSmoke Park. In addition to productive farm ground, the farm offers exceptional recreational opportunities for the outdoorsman. Abundant wildlife and fully stocked pond. Access to rural water. This farm has been in the family for over 100 years and is one of the few century farms in Crawford County. Don't miss this opportunity to purchase a Crawford County century farm.

LEASE: The prior lease has been terminated. Buyer will be entitled to full possession at closing.

TERMS: Initial bids must be submitted in writing to Norelius Nelson Law Firm at 1317 Broadway, Denison, Iowa 51442 no later than 5:00 p.m. on February 8, 2019. Top three bidders will be invited to office for final auction. Final auction will be held February 13, 2019 at 1:30 p.m. at Norelius and Nelson Law Firm. Buyer will be required to pay twenty percent (20%) earnest money immediately after final auction and will sign a standard real estate contract. Contact Bradley J. Nelson to review contract prior to final auction. Sellers reserve the right to reject all bids. Farm sells AS IS WHERE IS. Please provide your contact information with your written bid.

Marvin & Debra Schneller, OWNERS

Submit written bids by February 8, 2019 at 5:00 p.m. to:

Bradley J. Nelson, Norelius Nelson Law Firm, 1317 Broadway, Denison, Iowa 51442

For further information contact: Bradley J Nelson, Attorney 712-263-4245

Associate Salesperson – Tom Pauley 712-263-0224;

Associate Broker – John Pauley 712-263-9040 or

Sales persons associated with Denison Realty located at 1312 Broadway, Denison, IA

Rita Schechinger, Broker



Associated with
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