

65.87 Taxable Acres M/L of Crawford County Farmground to be sold at

PUBLIC AUCTION

NOTE: TIME
DATE PLACE

Saturday, September 26th • 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, IA go 1 3/4 miles West on Highway 30, then turn Right (North) on 330th St, then turn Left (West) on K Ave for 3/4 mile. Farm is on the Right (North) side of the road.

LEGAL DESCRIPTION on 65.87 Taxable Acres M/L: The W 1/2 of the SW 1/4 of Section 23, Township 84 North, Range 38 West of the 5th P.M. Crawford County, IA. Acreage has been surveyed off and does not sell. Call for complete legal. It is long and intense.

TAXES: \$2,152.00 annually on 65.87 Taxable Acres M/L.

FARM FEATURES:

Farmland: 65.07 Acres M/L Corn Base Acres: .84 Acres (47.96 CRP Reduction Acres)
Cropland: 60.92 Acres M/L Soybean Base Acres: 0 Acres (7.9 CRP Reduction Acres)
CSR#2 Rating: 72.7 M/L

CRP INFORMATION: 60.08 Acres enrolled in the CRP Program until September 30, 2027.
Annual CRP payment - \$19,730.00 (\$328.40 per acre)

Seller will retain the September 2026 CRP payment. Buyer will receive 100% of the September 2027 CRP Payment. Any interested party that would like to take farm out of the CRP contract – contact Adam Ullrich 712-263-4627. It can be done at a cost to the new buyer.

TERMS: 20% down day of sale. Balance will be due at closing on November 4th, 2026 when deed and abstract showing merchantable title will be given along with possession. Taxes will be prorated to November 4th, 2026. Farm will be sold by the Taxable Acres X the Per Acre Bid. Farm will be sold **AS IS WHERE IS.**

AUCTIONEERS NOTE: 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 Auctioneers 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. Do your own homework or call.

SELLER: Kevin Stover and Michele Stover, Executors of the Sara R. Thomas Estate

Closing Attorney: Adam Ullrich located at 1231 Broadway, Ste 300, Denison, IA 51442 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



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