

377.25 Taxable Acres M/L of Shelby and Crawford County Farmground to be sold in 3 Parcels at

PUBLIC AUCTION

NOTE: TIME
DATE PLACE

Saturday, August 29th • 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

PARCEL 1: 136.71 TAXABLE ACRES M/L

FARM LOCATION: 2 miles North of Defiance on Hwy 59. Farm is on left (West) side of Hwy 59 and runs West on County Road F-16. (**NOTE:** Acreage will not be sold and has been surveyed off. Acreage will be marked with stakes.)

LEGAL DESCRIPTION ON 136.71 ACRES M/L: The Frl SE $\frac{1}{4}$ except Parcel A Acreage of Section 2 Township 81 North, Range 39 West of the 5th P.M. Shelby County, IA (Union Township). Call for complete legal.

TAXES: \$5,296 on 136.71 Taxable Acres M/L

FARM FEATURES PER SHELBY COUNTY FSA:

Farmland: 135.95 Acres M/L
Cropland: 126.93 Acres M/L
CSR #2 Rating: 69.4 M/L
Farm #5450 Tract #1424

Corn Base Acres: 114.9 Acres M/L
Corn PLC Yield: 150 bushels
Soybean Base Acres: 3.3 Acres M/L
Soybean PLC Yield: 52 bushels

PARCEL 2: 39 TAXABLE ACRES M/L

FARM LOCATION: From the end of Main Street in Defiance go North $1\frac{1}{2}$ miles on Railroad Street, then turn East (right) on Linden road for $\frac{1}{2}$ miles. Farm is on North (left) side of road.

LEGAL DESCRIPTION ON 39 ACRES M/L: The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 81 North, Range 38 West of the 5th P.M., Shelby County, IA. (Greeley Township)

TAXES: \$1,338 on 39 Taxable Acres M/L

FARM FEATURES PER SHELBY COUNTY FSA:

Farmland: 39.72 Acres M/L
Cropland: 39.72 Acres M/L
CSR #2 Rating: 68 M/L
Farm #4324 Tract #1428

Corn Base Acres: 38.4 Acres M/L
Corn PLC Yield: 150 bushels
Soybean Base Acres: 0.3 Acres M/L
Soybean PLC Yield: 52 bushels

PARCEL 3: 201.54 TAXABLE ACRES M/L

FARM LOCATION: 2 miles North of Defiance on Hwy 59, then turn West (left) on County Road F-16 for $2\frac{1}{2}$ miles, then turn North (right) on Hazel Road for 1 mile, then turn East (right) on Y Avenue for $\frac{1}{2}$ mile. Farm is straight ahead and runs North and South)

LEGAL DESCRIPTION ON 39 ACRES M/L: Frl NW $\frac{1}{4}$ of Section 3 Township 81 North, Range 39 West of the 5th P.M., Shelby County, IA and the Frl S $\frac{1}{2}$ of the SW $\frac{1}{4}$ West of the Creek in Section 34, Township 82 North, Range 39 West of the 5th P.M. Shelby County, IA (Union Township) Crawford County, IA. (Washington Township) Call for complete legal.

TAXES: \$6,844 on 201.54 Taxable Acres M/L

FARM FEATURES PER CRAWFORD COUNTY FSA:

Farmland: 199.08 Acres M/L
Cropland: 196.81 Acres M/L
CSR #2 Rating: 66.5 M/L
Farm #5450 Tract #18323

Corn Base Acres: 190.8 Acres M/L
Corn PLC Yield: 155 bushels
Soybean Base Acres: 3.2 Acres M/L
Soybean PLC Yield: 42 bushels

TERMS ON ALL 3 PARCELS: 20% down day of sale. Balance due Monday, March 1, 2027 when deed and abstract showing merchantable title will be given. Taxes will be prorated to date of possession. All 3 parcels will be sold by the taxable acres X the per acre bid.

AUCTIONEER'S 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 Auctioneers or Sellers. All potential buyers may do their own research of the above printed material. There will be no guarantees either implied or expressed to their own accuracy, Do your own homework. Parcels will be sold **AS IS WHERE IS**. Please don't drive farms without permission. Call to view or set up an appointment. Thanks for you cooperation.

Verdella C. R. Kenkel Marital Trust, Seller

Closing Attorney: Bradley J. Nelson located at 1317 Broadway, Denison, IA 51442 Phone: 712-263-4245

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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