

**Selling 2 PARCELS (111.62 Acres M/L of Surveyed Farm Ground) of
some of the best Farm Ground in Crawford County at**

PUBLIC AUCTION

**NOTE: TIME
DATE PLACE**

Saturday, October 4th • 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: 52.8 SURVEYED ACRES M/L

FARM LOCATION: Bridge closed in Vail at County Pavement 55. ALTERNATE ROUTE from M-55 go West on Hwy 30 1.75 miles until 330th Street. Turn left (Pollack's Corner) for ¼ mile, turn East (left) on M Ave for 2 miles until County Pavement M-55, turn North (left) for 1 mile then turn East (right) on L Ave for 1/2 mile. Parcel 1 is on South (right) side of road. **WATCH FOR SIGNS**

LEGAL DESCRIPTION: The NE ¼ of the NE ¼ and Lots 1 and 3 of the NW ¼ of the NE ¼ all in Section 32, Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA as described in Plat of Survey Instrument No. 2025-1505.

REAL ESTATE TAXES: \$2,334.00 on 52.8 Surveyed Acres M/L approximately.

FSA INFORMATION: These are approximate figures

Farmland	52.54 Acres M/L	Crop land Acres	52.04 Acres M/L
Base Acres	49.97 Acres M/L	Corn Base Acres	25.01 acres M/L
Soybean Base Acres	24.96 Acres M/L	CSR Rating #2	91 M/L

Enrolled in ARC County Program

PARCEL 2: 58.52 SURVEYED ACRES M/L

FARM LOCATION: Bridge closed in Vail at County Pavement 55. ALTERNATE ROUTE from M-55 go West on Hwy 30 1.75 miles until 330th Street. Turn left (Pollack's Corner) for ¼ mile, turn East (left) on M Ave for 2 miles until County Pavement M-55, turn North (left) for 1 mile then turn East (right) on L Ave for 1/8 mile. Parcel 2 is on North and South (both) sides of road. **WATCH FOR SIGNS**

SPECIAL NOTE: Some land is on North side of road by Vail Cemetery.

LEGAL DESCRIPTION: Lots 1 and 2 of the NW ¼ of the NW ¼ of Section 32, Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA as described in Plat of Survey Instrument No. 2025-1505 and the NE ¼ of the NW ¼ Except that portion North of the county road in the NE ¼ of the NW ¼ and further Excepting Lot 1 of the NE ¼ of the NW ¼ all in Section 32, Township 84 North, Range 37 West of the 5th P.M. Crawford County, IA. Call for complete legals on both parcels.

REAL ESTATE TAXES: \$2,166.00 on 58.82 Surveyed Acres M/L approximately

FSA INFORMATION: These are approximate figures

Farmland	59.11 Acres M/L	Crop land Acres	57.99 Acres M/L
Base Acres	53.10 Acres M/L	Corn Base Acres	32.02 acres M/L
Soybean Base Acres	21.08 Acres M/L	CSR Rating #2	76.1 M/L

Enrolled in ARC County Program

SPECIAL NOTE: The Pauley family has been selling land for over 75 years. We have sold thousands of acres, but these 2 parcels of prime Iowa land will be in the top 2% of the best ground we ever sold. Look at the CSR's and hardly any waste. **If you want to own some of the best land in Iowa – BE IN DENISON on Saturday, October 4th, 8:00 a.m.**

TERMS: Parcel 1 will be sold 1st followed by Parcel 2. Twenty percent (20%) down on day of sale, balance will be due at closing which will occur on December 1, 2025 when deed and abstract showing merchantable title will be given. Taxes will be prorated to December 1, 2025. Buyer will have the right to possession of real estate at closing subject to an existing farm lease which terminates on March 1st, 2026. Farm leases have been terminated for the 2026 crop year. Both tracts will be sold by the surveyed acres, M/L, X the per acre bid.

AUCTIONEERS 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 Seller. All potential buyers may do their own research of the printed material. There will be no guarantees either expressed or implied to their own accuracy. Do your own homework or call for more information. **Farm will be sold AS IS WHERE IS.** If parcels are sold separate, Crawford County FSA will have final say with FSA information on Base Acres.

Seller: Michael Lawler Trustee of the Marian B Walsh Trust

Closing Attorney: Adam Ullrich of Lohman, Reitz and Ullrich located at 1231 Broadway, Suite 300, Denison, IA 51442 Phone: 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



Associated with
Denison Realty

Pauley Family Auction Services LLC, Auctioneers • 712-263-3149