

3 Crawford County Farms to be sold at **PUBLIC AUCTION** Saturday, November 18 - 8:00AM

Sale will take place at the Denison Livestock Auction Building
Located at 501 North 9th Street, Denison, IA 51442

NOTE
TIME, DATE,
PLACE

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Parcel 1: 170.73 Taxable Acres More or Less

LOCATION: From Dow City go 1½ miles West on Hwy 30, then right ¾ miles on Nelson Park Rd, then right ½ mile on 170th Street, then left 2½ miles on Dane Ridge Road (Farm is on right side of road)

LEGAL DESCRIPTION: The W½ of the SE½ and Lot 2 of the subdivision of the E½ of the SW¼ and all that part of the S½ of the NW¼ lying East of the county road (known as Dane Ridge Road) in Section 30, Township 83 North, Range 40 West of the 5th P.M. Crawford County, Iowa.

TAXES: approximately \$3,128.00 annually

FARM FEATURES:

Total Acres:	172.65 acres m/l	DCP Cropland:	154.67 acres m/l
Taxable Acres:	170.73 acres m/l	Approx. CSR2:	47.4

Parcel 2: 34.5 Taxable Acres More or Less

LOCATION: From Dow City go 1½ miles West on Hwy 30, then right ¾ miles on Nelson Park Rd, then right ½ mile on 170th Street, then left 3¼ miles on Dane Ridge Road (Farm is on left side of road)

LEGAL DESCRIPTION: All that part of the N½ of the NW½ lying West of County Road (known as Dane Ridge Road) in Section 30, Township 83 North, Range 40 West of the 5th P.M. Crawford County, Iowa.

TAXES: approximately \$502.00 annually

FARM FEATURES:

Total Acres:	36.3 acres m/l	DCP Cropland:	34.38 acres m/l
Taxable Acres:	34.5 acres m/l	Approx. CSR2:	35.7

Parcel 3: 112.59 Taxable Acres More or Less

LOCATION: From Dow City go 1½ miles West on Hwy 30, then right ¾ miles on Nelson Park Rd, then right ½ mile on 170th Street, then left ½ mile on Dane Ridge Road (Farm is on left side of road) (**NOTE:** The bin site has been surveyed off with stakes and DOES NOT SELL!)

LEGAL DESCRIPTION: All that part of the W½ of the SE¼ of Section 6 and the NW¼ of the NE¼ except the bin site located in the SE corner of farm all in Township 82 North, Range 40 West of the 5th P.M. Crawford County, Iowa. (exact legal description will be determined by survey)

TAXES: approximately \$3,036.00 annually

FARM FEATURES:

Total Acres:	117.61 acres m/l	DCP Cropland:	102.65 acres m/l
Taxable Acres:	112.59 acres m/l	Approx. CSR2:	69.2

BASE AND YIELD INFORMATION:

All three parcels have been operated as one farm.

APPROXIMATE FSA INFORMATION IS:

Farmland:	320.05 acres m/l	Oat Base:	20.2 acres m/l
DCP Cropland:	291.7 acres m/l	PLC Yield:	60 bushels
		Corn Base:	139.9 acres m/l
		PLC Yield:	165 bushels

TERMS: All 3 parcels will be sold by the taxable acres more or less X the per acre bid. 15% down day of sale, balance will be due on Thursday, March 1st, 2018. Taxes will be prorated to March 1st, 2018. Possession of said real estate will be March 1st, 2018 when deed and abstract showing merchantable title will be given. Farm leases have been terminated for the 2018 crop year.

AUCTIONEERS NOTE: All oral announcements made day of sale will take precedence over any written material. The above information given is believed to be true and accurate but not guaranteed by auctioneers or seller. All potential buyers may do their own research of the above printed material.

Richard Clark Revocable Trust, Owner

Bradley J. Nelson, Closing Attorney for the estate located at 1317 Broadway, Denison, IA 51442, 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 1312 Broadway, Denison, IA

Rita Schechinger, Broker



Associated with
Denison Realty