

# 155.32 Taxable Acres M/L of Harrison and Crawford County farmground to be sold at **PUBLIC AUCTION** Saturday, August 26 • 8:20AM

**NOTE  
TIME, DATE,  
PLACE**

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

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PLACE**

**LOCATION OF FARM:** From Dunlap go 1 mile West on Hwy 37 then go 1 mile South at mile marker 22 (Tabor Avenue) then go 1¼ mile West on 340th Street.  
(Farm and acreage on right side of road) 911 Address 3363 340th Street.

**LEGAL DESCRIPTION:**

**Crawford County:** The West Half of the Southwest Quarter of the Southwest Quarter (W½SW¼SW¼) of Section Thirty-two (32), Township Eighty-two (82) North, Range Forty-one (41) West of the 5th P.M., Crawford County, Iowa

**Harrison County:** That part of the Northwest Quarter (NW¼) of Section Six (6), Township Eighty-one (81) North, Range Forty-one (41) West of the 5th P.M., Harrison County, Iowa, lying South of the Public Highway and East of the creek; AND that part of said Northwest Quarter (NW¼) of said Section Six (6), Township Eighty-one (81) North, Range Forty-one (41) West of the 5th P.M., lying North of the Public Highway and 3 acres more or less South of the Public Highway and West of Mud Creek and bounded on the West by a branch of Mud Creek; AND that part of the Northeast Quarter (NE¼) of said Section Six (6), Township Eighty-one (81) North, Range Forty-one (41) lying North of the public highway, all in Harrison County, Iowa EXCEPT Parcel A of part of the Fractional NW¼ of Section Six (6), Township Eighty-one (81) North, Range Forty-one (41) West of the 5th P.M., Harrison County, Iowa.

**TAXES:** Crawford County Approximately \$374.00; Harrison County Approximately \$5,146.00. Total taxes approximately \$5,520 a year on 155.32 taxable acres more or less.

**FARM FEATURES:**

Farmland acres: 160.91 acres	Cropland Acres: 99.54 acres
CRP acres: 0	Base Acres: 82.91 acres all corn
CSR2 Rating: entire farm 60; cropland 62.2	

Farm is enrolled in the ARC-CO program

This farm features a very nice modern home built in 1981. Home has a single car attached garage, 3 bedrooms, 2½ baths, with one being a master bath, modern kitchen, spacious living room, real fireplace with electric insert, home has central air, electric heat pump, a soft water system and water purifier system. This little piece of heaven includes fruit trees, wind break, 10,000 bushel steel bin, 5,000 bushel steel bin, machine shed with cement floor and several other out buildings. Basement not finished. Farm has well water. **Farm could be an excellent investment for the combination livestock-farming operation.**  
**Acreage will be shown by appointment. Acreage will not be sold separate from farm.**

## OPEN HOUSE will be Sunday, August 6th from 12:30 to 3:30 pm

**Acreage will be sold with farm!** AS IS WHERE IS with no guarantees either expressed or implied to their accuracy.

**NOTE:** Farm will be sold as 155.32 taxable acres more or less x the per acre bid.

**TERMS:** 20% down day of sale balance will be due at closing December 1st, 2017. Possession of farm will be March 1st, 2018. Possession of acreage will be determined after sale. Taxes will be prorated to December 1st, 2017. Farm lease for the 2018 crop year has been terminated.

**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 sellers. All potential buyers may do their own research of the above printed material.

# Sarah Nelson Estate, Owner (the late Don Krajicek farm) Dunlap, Iowa

*James D. Lohman and Adam Ullrich of Reimer, Lohman, Reitz, Sailer and Ullrich, Closing Attorney  
located at 25 S Main Street, 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 1312 Broadway, Denison, IA  
Rita Schechinger, Broker*



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