

**SELLING 229.38 TAXABLE ACRES M/L OF
CRAWFORD COUNTY FARMGROUND IN 2 TRACTS AT
PUBLIC AUCTION
Saturday, October 26th • 8 AM**

**NOTE TIME,
DATE, PLACE**

**Sale will be held at Denison Livestock Auction
located at 501 North 9th Street, Denison, IA 51442**

**NOTE TIME,
DATE, PLACE**

TRACT 1: 76.66 TAXABLE ACRES M/L

FARM LOCATION: From East edge of Vail go North 2.5 miles on county pavement M55 then go West 2.5 miles on I Avenue. Farm is on the South (left) side of the road.

LEGAL DESCRIPTION: The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ in Section 15 Township 84 North, Range 38 West of the 5th P.M. Crawford County, Iowa.

TAXES: \$2,906 on 76.66 taxable acres M/L.

FSA INFORMATION:

Farmland:	75.34 Acres M/L	Corn Base Acres:	33.03 Acres M/L
Crop Acres:	73.29 Acres M/L	Soybean Base Acres:	34.07 Acres M/L
Total Base Acres:	67.1 Acres M/L		

Farm is enrolled in ARC-County Average CSR #2 Rating 83.2 M/L

NOTE: There are 2.8 Acres enrolled in the CRP program which expires September 30th, 2026. The rent on 2.8 Acres is \$406.80 per acre for a total of \$1,139 a year. The buyer will be responsible for any repayment of past CRP payments due to any violations of the CRP contract by buyer after closing date. The CRP payments beginning with the 2025 crop year October 1st, 2024 - September 30th, 2025 will be paid 100% to buyer. Seller will retain 100% of the 2024 payment.

Seller: Keith Eck

TRACT 2: 152.72 TAXABLE ACRES M/L

FARM LOCATION: From East edge of Vail go North 2.5 miles on county pavement M55, then go West 3 miles on I Avenue. Farm is on the South (left) side of road.

LEGAL DESCRIPTION: The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ all in Section 15, Township 84 North, Range 38, West of the 5th P.M. Except Lot 1 of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 15. Hog confinement building site has been surveyed off and does not sell.

NOTE: New buyer can talk to Keith Eck about hog waste management on both tracts 712-263-9766

TAXES: \$4,962 on 152.72 taxable acres M/L

FSA INFORMATION:

Crop Acres:	139.36 Acres M/L	Corn Base Acres:	67.4 Acres M/L
Total Base Acres:	134.44 Acres M/L	Soybean Base Acres:	67.04 Acres M/L

Farm is enrolled in ARC-County. Average CSR #2 rating 71.8 M/L

NOTE: There are 4.89 Acres enrolled in the CRP program which expires September 30th, 2026. The rent on 4.89 acres is \$406.33 per acre for a total of \$1,987 a year. The buyer will be responsible for any repayment of past CRP payments due to any violations of the CRP contract by buyer after closing date. The CRP payments beginning with the 2025 crop year October 1st, 2024 - September 30th, 2025 will be paid 100% to buyer. Seller will retain 100% of the 2024 payment.

**Sellers: Lanice Kock and Lanette Langenfeld
Heirs of Donald and Beverly Eck**

TERMS FOR BOTH TRACTS: 20% down day of sale. Balance will be due at closing on or before December 10th, 2024 when deed and abstract showing merchantable title will be given. Both tracts will be sold by the taxable acres M/L X the per acre bid. Taxes will be prorated to December 10th, 2024. Buyer will have the right to possession of the real estate at closing subject to existing farm lease which terminates on March 1st, 2025. Sellers will retain all cash rent for 2024. Farm lease on both tracts has been terminated.

AUCTIONEER'S NOTE: All oral announcement made day of sale will take precedence over written material. Sale is not contingent on buyers 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 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.

*Closing Attorneys: Adam Ullrich of Lohman, Reitz, Sailer, Ullrich and Blazek located at
1231 Broadway, Suite 300, Denison, IA 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