

SELLING 131.24 TAXABLE ACRES M/L OF PRIME CARROLL COUNTY FARMGROUND IN 2 TRACTS AT PUBLIC AUCTION Monday, December 2nd • 1 PM

NOTE TIME, DATE, PLACE

Sale to be held at the Halbur Gym, Halbur, Iowa

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TRACT 1: 78.69 TAXABLE ACRES M/L

FARM LOCATION: From Roselle, IA go West 2 miles on County Pavement (245th St) then ¾ mile South on Hawthorne Ave. Farm is on the West (right) side of the Road. Watch for sign.

LEGAL DESCRIPTION: The S ½ of the NE ¼ of Section 19 Township 83 (Roselle) Range 35, Carroll County, IA.

TAXES: \$2,374.00 annually on 78.69 Taxable Acres M/L.

FARM FEATURES:

NOTE: Same information for this Tract as Tract 1 from the Carroll County FSA listed above. These are just approximate figures below.

Cropland Acres:	77.5 Acres M/L	Corn base Acres:	55 Acres M/L
Base Acres:	71 Acres M/L	PLC Corn Yield:	170 Bushels
Average CSR#2:	86 M/L	Soybean Base Acres:	16 Acres M/L
		PLC Soybean Yield:	58 Bushels

There are 4.41 Acres enrolled at \$223.00 an acre on CRP contract #11762D with an annual payment of \$983.00. CRP contract comes out on 9/30/2029. New buyer will receive next year's payment. New buyer can check with FSA if they can buy this contract back.

TRACT 2: 52.55 TAXABLE ACRES M/L

FARM LOCATION: From the West edge of Halbur, IA go South 1 ¼ miles on Granite Ave (County Pavement N-14). Farm is on the East (left) side of the road.

LEGAL DESCRIPTION: The SW frl ¼ of the NW ¼ except 10 Acres and the N ½ frl of the NW ¼ of the SW ¼ Section 19, Township 83 (Roselle) Range 35 Carroll County, IA.

TAXES: \$1,598.00 annually on 52.55 Taxable Acres M/L

FARM FEATURES

NOTE: These are approximate figures from the Carroll County FSA office. After sale they will have the final say of farm feature base acres and final figures.

Cropland Acres:	51.78 Acres M/L	Corn base Acres:	36.81 Acres M/L
Base Acres:	47.52 Acres M/L	PLC Corn Yield:	170 Bushels
Average CSR#2:	87.6 M/L	Soybean Base Acres:	10.71 Acres M/L
		PLC Soybean Yield:	58 Bushels

There are 2.62 Acres enrolled at \$223.00 an acre on CRP contract #11763C with an annual payment of \$584.00. CRP contract comes out on 9/30/2029. New buyer will receive next year's payment. New buyer can check with FSA if they can buy this contract back.

TERMS FOR BOTH TRACTS: 15% down day of sale. Balance will be due at closing on or before Friday, December 27th, 2024 when deed and abstract showing merchantable title will be given. Possession will be given at closing subject to land lords existing lease for the 2024 crop year. Lease has been terminated for the 2025 growing season. Both tracts will be sold by the Taxable Acres M/L X the per acre bid. Taxes will be prorated to December 27th, 2024. If Surveys are needed – Sellers will pay cost.

NOTICE: Seller will assign all of their right, title and interest in and to the Carroll County, Iowa USDA – CRP Contracts #11762D and #11763C to the Buyers of Parcel #1 and Parcel #2 at closing. Buyers will be required to enter into a Successor in Interest Agreement with the Carroll County, IA FSA office to assume said CRP contracts and any obligations thereof. Said assignment to be as of December 27, 2024.

AUCTIONEER'S NOTE: 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 printed material. There will be no guarantees either expressed or implied to their own accuracy. Do your own homework or call for more information. Farms will be sold AS IS WHERE IS.

LEONA RIESBERG REVOCABLE TRUST, Owner

Closing Attorney: Aaron Ahrendsen, Carroll, IA located at 815 North Main Street 712-792-3424

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 or Steve Seidl 712-210-0209