

CRAWFORD COUNTY LAND AUCTION

SATURDAY, JANUARY 19 • 10:00 AM

Located at the Westside Community Building in Westside, IA

Selling Two Tracts of Crawford County Land in Sections 11 & 12 Hayes Township. Location of the ground is from Westside go 4.5 miles south on M64 or from the Five Mile House for half mile north on M64

Tract 1 – 97.76 Acres

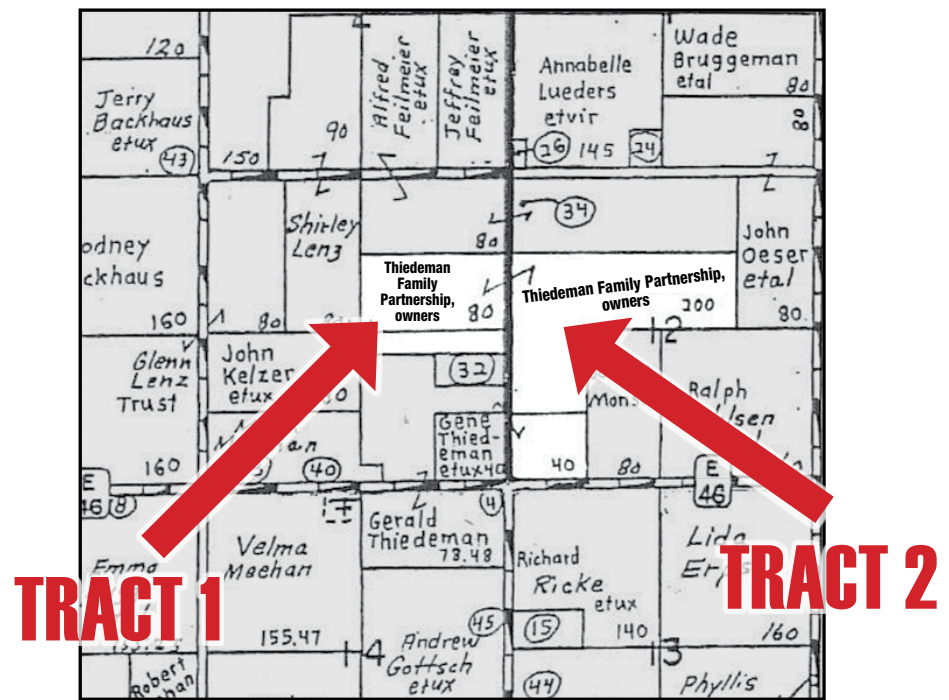
Tract 2 – 155.93 Acres

Tracts will be sold individually, not combined.

Method of Sale: The tracts will be sold by the taxable acres times the bid price with 20% down day of sale, balance due at closing on March 1, 2019.

The farm leases on both tracts have been terminated.

Buyer will have no title or interest in the 2018 crop.



Tract 1 – 97.76 Acres

Legal Description for Parcel 1: The South Half of the Northeast Quarter (S1/2NE1/4) and the North Nineteen (19) rods of the Southeast Quarter (SE1/4) all in Section Eleven (11) Township Eighty-three (83) North, Range Thirty-seven (37), West of the 5th P.M. Crawford County, Iowa.

General Description: A highly productive tract of land with no buildings. Ideally located on a hard surfaced road and is made up of excellent soils and has experienced good farming practices.

Tract 2 – 155.93 Acres

Legal Description for Parcel 2: The South Half of the Northwest Quarter (S1/2NW1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) all in Section Twelve (12), Township Eighty-three (83) North, Range Thirty-seven (37), West of the 5th P.M. Crawford County, Iowa EXCEPT Lot One (1) of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Twelve (12), Township Eighty-three (83) North, Range Thirty-seven (37), West of the 5th P.M. Crawford County, Iowa.

General Description: No buildings on this tract of land the acreage has been sold. This highly productive tract of land carries an excellent CSR with very productive soils. Also has had excellent farming practices and has been in the family for many years.

Farm Facts: Are combined for both tracts;

Farmland	252.35 Acres
Cropland	248.27 Acres
Base Acres	245.30 Acres
Corn Yield	131.38
Soybean Yield	113.62

CSR rating supplied by Surety, Tract 1 84.3 CSR2; Tract 2 87.1 CSR2 Farmland is enrolled in the ARC-CO program.

If the farm is sold to 2 different individuals the base acres will be determined by the FSA

Taxes: Prorated to date of full possession.

Tract 1: \$3,056

Tract 2: \$5,126

Total for both Tracts \$8,182

Terms on each farm: 20% down on day of sale, balance will be due at closing on March 1, 2019.

All facts and figures have been researched from reliable sources but are not guaranteed or warranted by the sellers or auctioneers.

All announcements made day of sale take precedence over previous advertisements.

These tracts are individuals and will not be combined at anytime. Auctioneers reserve the right of order of sale.

THIEDEMAN FAMILY PARTNERSHIP, OWNERS

Closing Attorney: Adam Ullrich of Reimer, Lohman, Reitz, Sailer & Ullrich

25 S. Main St., Denison IA 51442 – (712) 263-4627

Auctioneers: Gary Rupiper (712) 830-1237 – Don Gerken (712) 830-0171 – Jim Schaben 712 263-9449

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