

ESTATE AUCTION

OF 157.01 ACRES PAGE COUNTY IOWA LAND

FRIDAY, NOVEMBER 19TH, 10:00 A.M.

SALE LOCATION:

Elks Club, 709 South Fremont Street, Shenandoah, Iowa.

FARM LOCATION:

4 miles south of Highway 2 or 2 miles east of Highway 59. 2520 B Ave. Shenandoah, Iowa.

LAND SOLD IN 2 TRACTS AND NOT COMBINED

Tract 1: 77.76 taxable acres legally described as the west ½ of the northwest ¼ Section 29, T-68-N, R-39-W, Page County, Iowa. Farm has 59.76 DCP row crop acres and whole tract as a C.S.R. II rating of 68.3 from Surety AgriData. A nice 3 bedroom 1232 square foot home with full basement and attached 2 car garage and 34'x50' Quonset building add to the farm. The basement of the home has some foundation issues but can be repaired.

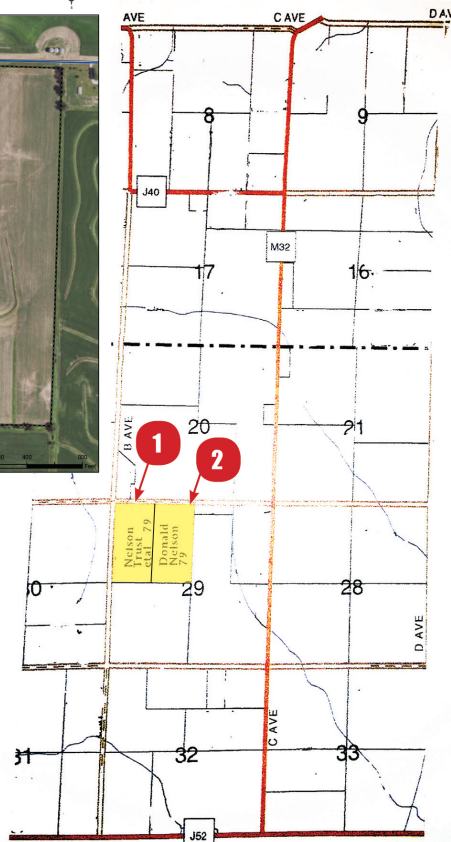
Tract 2: Directly east of Tract 1. 79.25 taxable acres legally described as the east ½ of the northwest ¼ Section 29, T-68-N, R-39-W, Page County Iowa. The farm has 61.09 DCP row crop acres with a C.S.R. II rating of 76 on the whole tract. There is an older set of improvements on the north end of the tract. Both of these tracts have been farmed together and will be surveyed to determine property lines. There are a number of acres of additional land that could be row cropped with some conservation work, both tracts lay good.

Terms of Sale: Each tract will be sold separately and not combined. 10% down sale day by bankable check with balance by January 21, 2022, by cashiers check when buyer will receive good title appropriate deed and possession. We will sell taxable acres X the final bid to determine final sale price. Closing will be at Gee Law Office, 112 South Elm Street, Shenandoah, Iowa. Auctioneers represent sellers in this transaction. All announcements made sale day take precedence over printed material.

To see the home prior to auction contact the auctioneers.

Crawford & Co is a licensed Real Estate Broker in Iowa and Missouri.
GlobalAuctionGuide.com or AuctionBill.com for Pictures & More Information

USDA United States Department of Agriculture Page County, Iowa



DONALD NELSON ESTATE

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