

Public Land Auction

157 Net Acres & Homestead

Fisher Township, Fremont County, Iowa

Thursday, October 23rd, 2014 at 10:30 AM

Location of Land Auction: Elks Lodge #1122, 709 S. Fremont Street, Shenandoah, Iowa 51601

Directions: From Farragut: 2 Miles South on M16 then 2 Miles East on J46 to the Farm.
From Shenandoah: 4 Miles South on Hwy 59 then 3 Miles West on J46 to the Farm.

Legal Description: SW 1/4 of Section 21, Township T68N, Range 40W of the 5th P.M., Fremont County, IA.

Farm Address: 2476 390th Avenue, Farragut, Iowa

Net Taxable Acres: 157 Acres

Taxes: \$4,878.00 Per Year

FSA Information: Farm#124, Tract #194

Cropland: 141.17

Corn Base: 65.6

Bean Base: 65.6

CSR2: 74.7

74.7
CSR2

Method of Auction: Farm will be sold on a dollar per acre basis to be multiplied by 157 net taxable acres.

Terms: 10% down day of auction with balance due at closing Tuesday, January 7th, 2015. Abstract to be continued prior to the Auction. Real Estate Taxes paid & pro-rated to 3-1-15

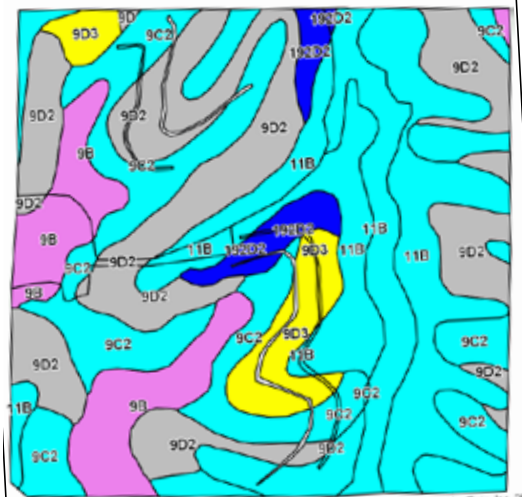
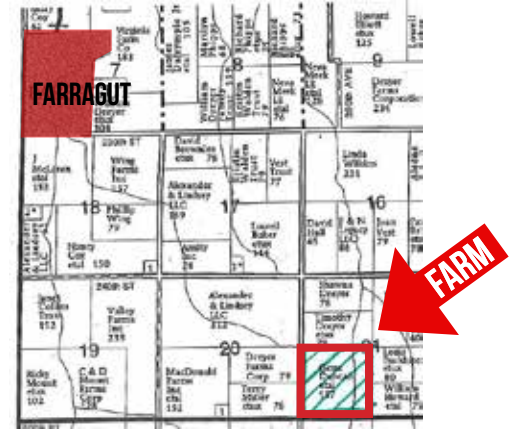
Acceptance of bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

Possession: At closing, Tuesday, January 7th, 2015. Subject to the tenant's rights to the farm crops, home & building until March 1, 2015. Farm is not rented for 2015 crop year. Full farming possession will be March 1, 2015.

Agency: Auctioneers Al Hughes & Jim Hughes Real Estate are agents for and represent the sellers. All bidders will be considered customers, not clients.

Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in the brochure and all related materials are subject to terms and conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller of the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

Gene Eaton: Attorney for Owners



HOME INFORMATION

- 1.5 Story Home / Vinyl Siding
- Newer 2 Car detached Garage (24x24)
- Well-Maintained Older Home
- Propane Tank Leased
- Window Air - Belongs to Sellers
- Older Fuel Oil
- Radiator Heat System

PLEASE CALL JIM OR AL FOR A PRIVATE SHOWING



AUCTION SERVICE
402-672-3621

CONTACT

JIM HUGHES
REAL ESTATE
(712) 527-3114

Auctioneer's Note

Quality rolling hill farm & well-terraced Farm
30x36 Machine Shed
& 2 Car Detached Garage
Paved Hwy on South Side of the Farm.
Chuck & Linda Holman have rented the farm for 47 Years.
Chuck & Linda have maintained the farm & homestead in great condition.

Tom Cox, Don Cox, & Gena [Cox] Duncan, Owners

Visit us at alhughesauction.com for more information!