

Public Land Auction

Tract 1: 59.73 Net Taxable Acres / Tract 2: 76.30 Net Taxable Acres

Lyons Township, Mills County, Iowa

Auction held at Al Hughes Auction Facility: 21929 S. 221St. Glenwood, IA 51534

Thursday, August 20th, 2015 at 11:00 AM

Tract 1: 59.73 Net Acres

Location of Land: 28-71N-43W

Legal Description: A tract of land of about 7 acres in the (SE1/4 NW1/4) of Sec 28, also (NW1/4 SW1/4) and all that part (NE1/4 SW 1/4) of Sec 28, lying E of the railroad, all of said real estate being in TWN71N-R43-W of the 5PM Mills County, Iowa.

Net Taxable Acres: 59.73

Taxes: \$33.75/per acre

FSA Information:

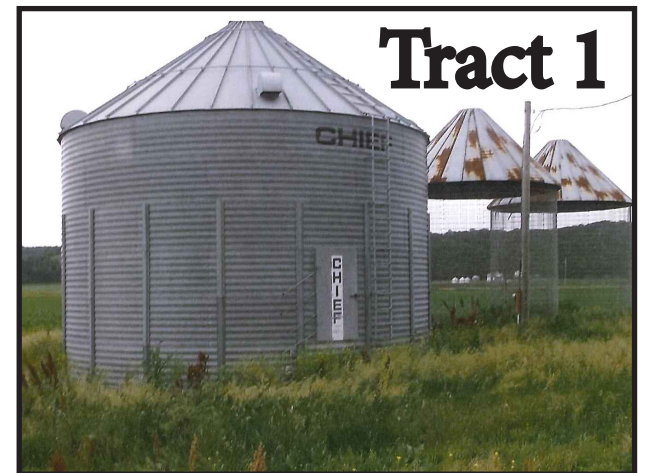
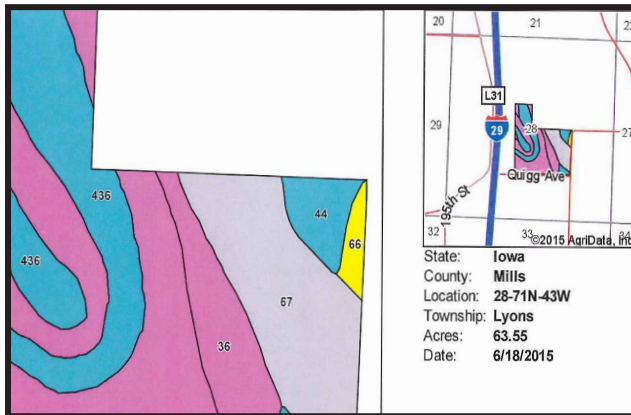
Cropland: 63.55

Corn Base: 34.4

Bean Base: 29.1

CSR2: 88.1

FSA Cropland Acres: 63.55



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

Terms: 10% down day of auction with balance due at closing on or before 10-1-15. Abstract to be continued prior to the Auction.

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, 10-1-15, subject to the 2015 farm lease. Farm is not rented for 2016 crop year. Full farming possession will be 3-1-16.

Sellers and Tenant retain the 2015 crop

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.

Tract 2: 76.30 Net Acres

Location of Land: 33-71N-43W

Legal Description: The S1/2 of the NE1/4, EXCEPT the West 62.64 acres of Section 33, TWN 71N-R43-W of the 5th P.M. Mills County, Iowa.

Net Taxable Acres: 76.30

Taxes: \$33.75/per acre

FSA Information:

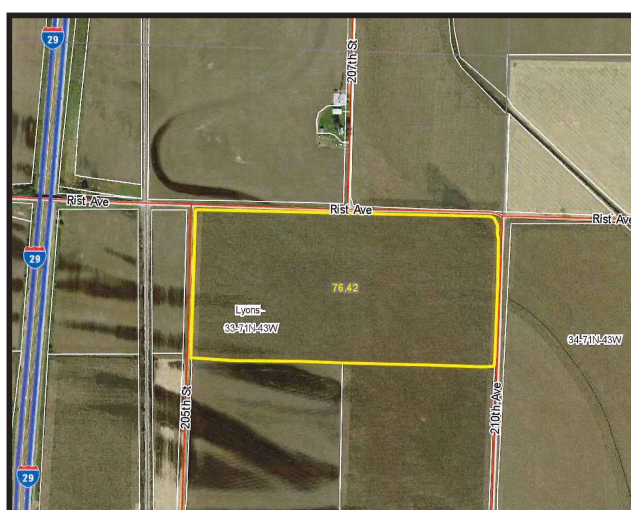
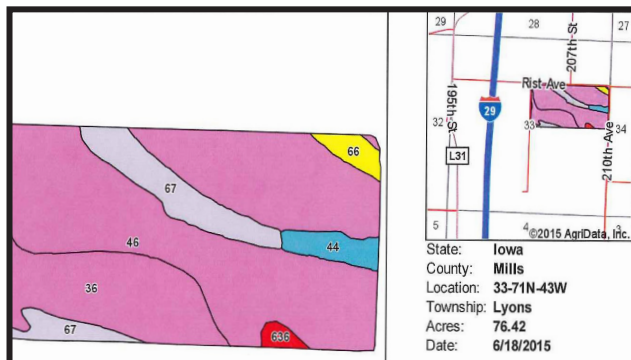
Cropland: 76.42

Corn Base: 40.9

Bean Base: 34.4

CSR2: 92.4

FSA Cropland Acres: 76.42



CONTACT
JIM HUGHES
REAL ESTATE
(712) 527-3114

Auctioneer's Note:
THESE TWO FARMS HAVE VERY HIGH QUALITY SOIL TYPES AND ARE 100% TILLABLE. FULL FARMING POSSESSION FOR 2016 CROP YEAR.

Al Hughes
AUCTION SERVICE
402-672-3621

James Buckingham & Linda Jording Land Auction

Visit us at alhughesauction.com for more information!