

# Public Land Auction

## 40 Net Taxable Acres

Sidney 'E' Township, Fremont County, Iowa  
**Tuesday, October 6th, 2015 at 11:00 AM**

**Location of Land Auction:** At the farm - Onsite

**Location of Land:** 2.5 Miles North of Sidney, IA on 290th Ave. East side of the road or 2 miles north of Sidney, IA on Hwy 275 then go 1 1/4 miles east on J26 and 1/2 mile north on 290th Ave.

**Legal:** SW 1/4, NW 1/4 Section 12-69-42 Fremont County, IA

**Taxes:** \$1,118.40 Per Year / \$27.95 Per Acre

**Net Taxable Acres:** 40

**FSA Information:**

Farm#4379, Tract #3948

Cropland: 37.88

Corn Base: 17.9

Bean Base: 17.9

CSR2: 82.7

**82.7  
CSR2**



**Method of Auction:** Farm will be sold on a dollar per acre basis to be multiplied by 40 net taxable acres.

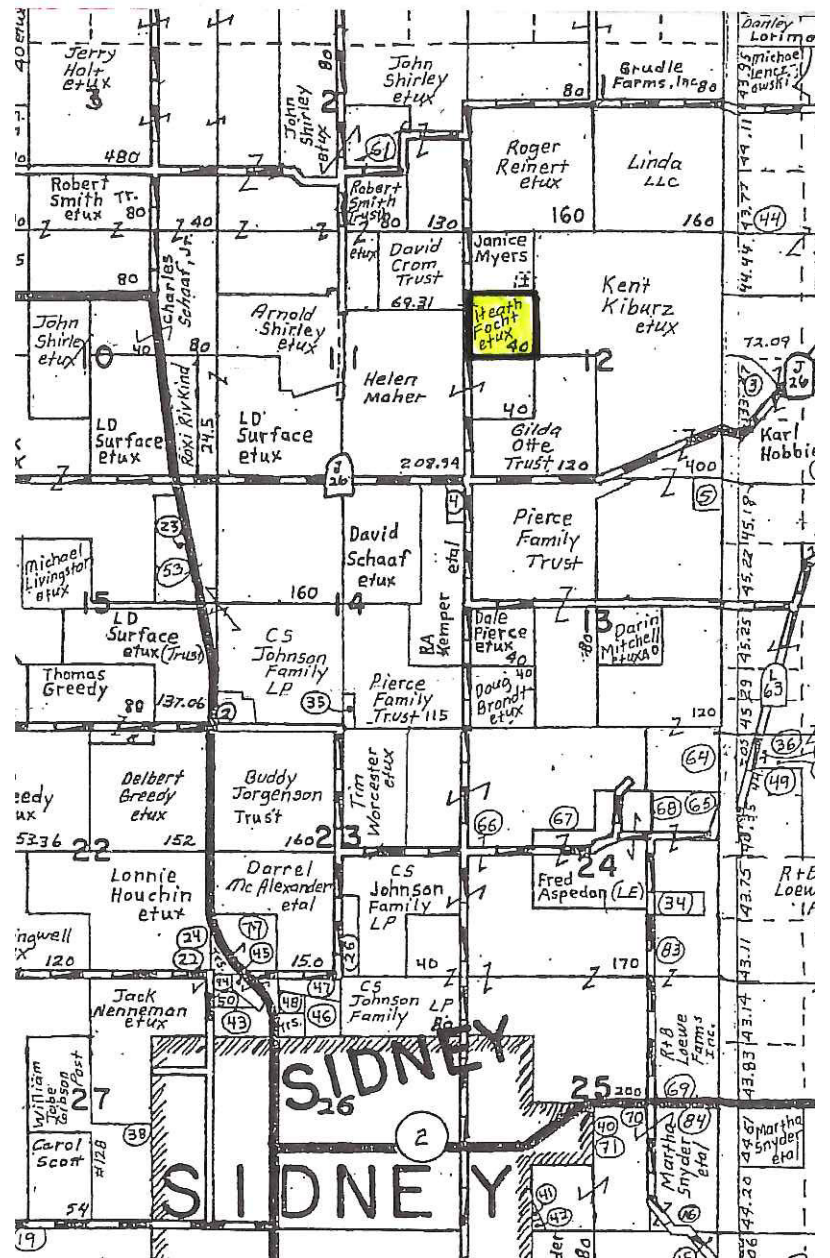
**Terms:** 10% down day of auction with balance due at closing on or before November 13, 2015. Abstract to be continued prior to the Auction. Sellers will furnish a warranty deed at closing.

**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, Friday November 13, 2015. Farm is not rented for 2016 crop year. Sellers retain the 2015 soybean 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.



**HEATH & NICHOLE FOCHT: OWNERS**

**CONTACT**

**JIM HUGHES**  
**REAL ESTATE**  
**(712) 527-3114**

**Auctioneer's Note**  
 High quality 40 acre farm. This farm is terraced and in great productive condition. Full possession for the 2016 crop year.

**Al Hughes**  
 AUCTION SERVICE  
**402-672-3621**

Visit us at [alhughesauction.com](http://alhughesauction.com) for more information!