

PUBLIC LAND AUCTION

384.61 Net Taxable Acres Selling in 3 Tracts

Pierce Township & Fremont Township in Page County, Iowa

Tuesday, January 19th, 2016 1:00 P.M.

Auction to be held at the Red Coach Inn, Red Oak, Iowa

Location of Land: 10 miles SW of Red Oak, IA or 4 miles NE of Essex, IA

TRACT 1

Brief Legal: Part of Sec 1 TWP 70 North Range 39 West & Part of Sec 6 TWP 70 North Range 38 West of the 5th PM, Page County, IA

Taxable Acres: 172.76

Taxes: \$28.00 Per Acre

FSA Info: Farm #1397 Tract #3115

Cropland: Est. 154.38

DCP: Est. 154.38

CSR: 74.6 CSR 2: 77.1

PLC Yield: Corn 135 Beans 47

50'x70' Pole Building

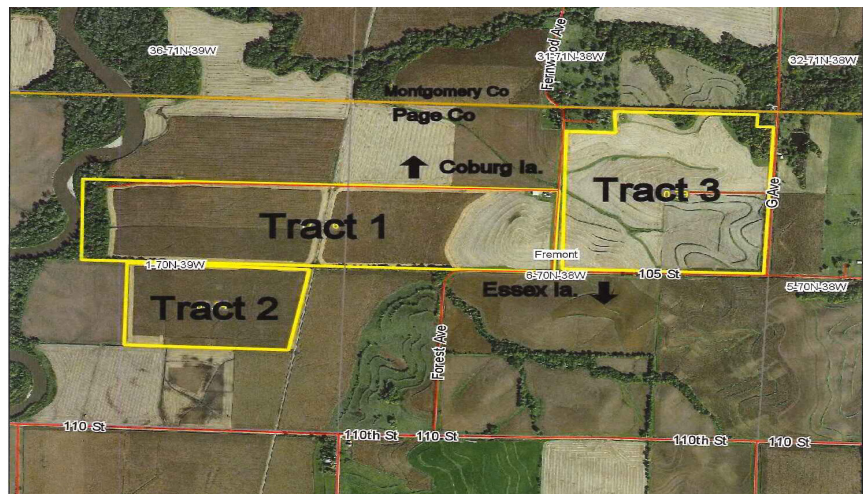
(1) 10,000 Bushel Bin W/Aeration in Floor

(1) 8,000 Bushel Bin W/Aeration in Floor

(1) 6,000 Bushel Bin W/Drying Floor

(1) 3,200 Bushel Bin, Propane Tank is Leased

Quality
Bottom
Farm



TRACT 2

Brief Legal: Part of Sec 1 TWP 70 North Range 39 West of the 5th PM, Page County, Iowa

Taxable Acres: 63.64

Taxes: \$28.50 Per Acre

FSA Info: Farm #1397 Tract #3115

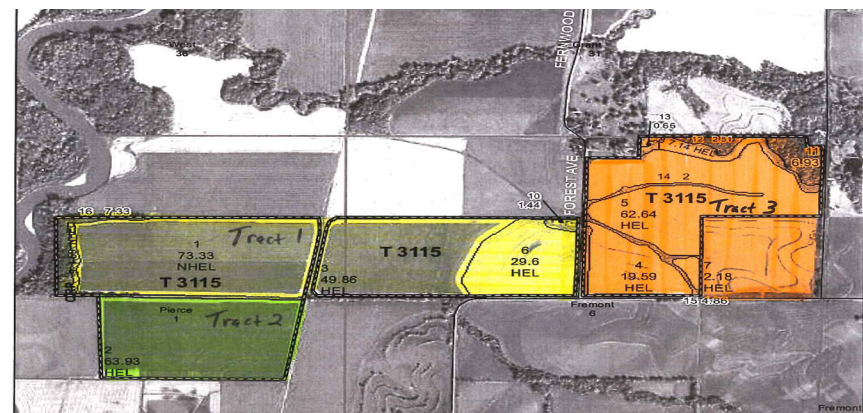
Cropland: Est. 63.93

DCP: Est. 63.93

CSR: 80.4 CSR 2: 78.2

PLC Yield: Corn 135 Beans 47

100% Tillable
Bottom Farm



TRACT 3

Brief Legal: Part of Sec 6 TWP 70 North Range 38 West of the 5th PM, Page County, Iowa

Taxable Acres: 148.21

Taxes: \$20.84 Per Acre

7.82 Acres in Forest Reserve

FSA Info: Farm #1397/3903

Tract #3115/3097

Cropland: Est. 129.55

DCP: Est. 129.55

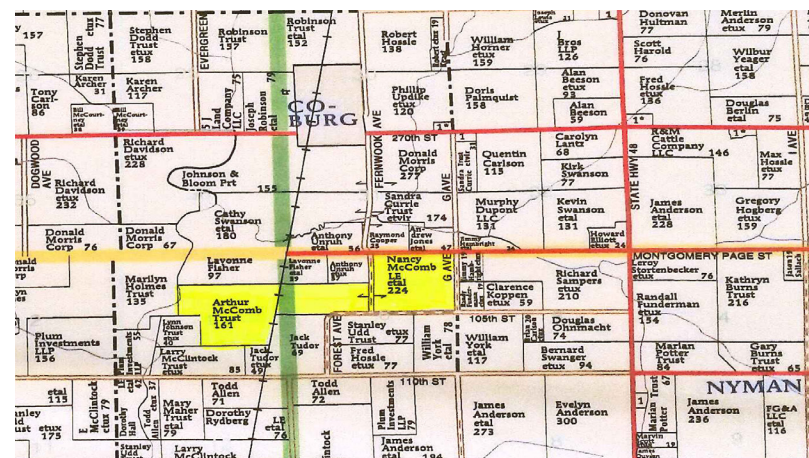
CSR: 60 CSR 2: 69.7

PLC Yield: Corn 130/135 Beans 40/47

The SE1/4 NE1/4 is under a different farm # & tract # so the FSA will combine at a later date.

3.77 Acres of CRP pay \$836.00 per year. Expires Oct. 2016

Top Quality
Hill Farm



METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by net taxable acres on each tract.

TERMS: 10% down day of auction with balance due at closing on February 19th, 2016. Sellers will provide abstract showing clear title 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: Possession February 19th, 2016. Full farming possession for the 2016 crop year. **AGENCY:** Auctioneers Al Hughes and Jim Hughes Real Estate are agents for an 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 statements made. All information contained in the brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. Jim Hughes Real Estate and Al Hughes Auction Service are agents for the seller. 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 or the auciton 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 the brochure is believed to be accurate, but is subject to verifications by all parties relying on it. No liability for its accuracy 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.

Auction Conducted By:



AUCTION SERVICE

Glenwood, Iowa

Allan Hughes: 1-402-672-3621



Jim Hughes

712-527-3114 (Office)

712-520-7300 (Cell)

www.alhughesauction.com

www.jimhughesrealstate.com