

PUBLIC LAND AUCTION

158.77 Net Acres

Tuesday, April 5th, 2016 11:00 AM @ the farm

Location of Land Auction: Four miles south of Malvern, IA on 310th Street or L63, then 1/2 mile west on Paddock Ave. Farm is located on the corner of Paddock Ave and 300th Street. White Cloud Township, Mills County, Iowa

Partial Legal: SW 1/4 of section 18 T-71-N, R-41-W except the acreage with 4.90 acres

Taxes: \$3,978.00 per year/\$25.06 per acre

Net Taxable Acres: 158.77

FSA Information: 3439 Tract #950

Farm Cropland: 141.29

Corn Base: 90.6 PIC yield corn 162

Bean Base: 48.1 PIC yield beans 47

CSR2: 78.6

CRP Acres: 2.6 with a total payment of \$905/year through 9-30-2023

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

Terms: 10% down day of auction with balance at closing on or before May 5th, 2016. Sellers will provide abstract showing clear title at closing.

Possession: Full farming possession for the 2016 crop year. Seller will give new buyer farming rights once purchase agreement is signed.

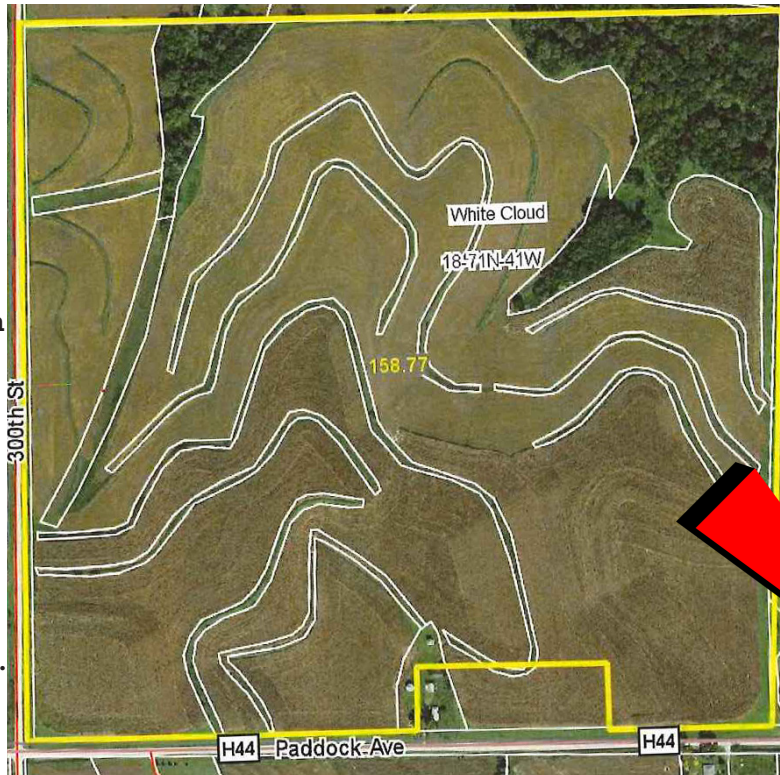
Acceptance of Bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to sellers approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

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 or 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 herein 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 & 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.



James & Connie Clark, Owners



Auctioneer's Note

Very top quality rolling hill Mills County, Iowa farm. This farm has top quality soils and roads on two sides. Good location to competitive grain markets.



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