

# PUBLIC LAND AUCTION

## 2 Tracts: 55.66 Acres & 60.58 Acres

Douglas Township, Adams County, Iowa

# APRIL 21ST, 2016 10:30 AM

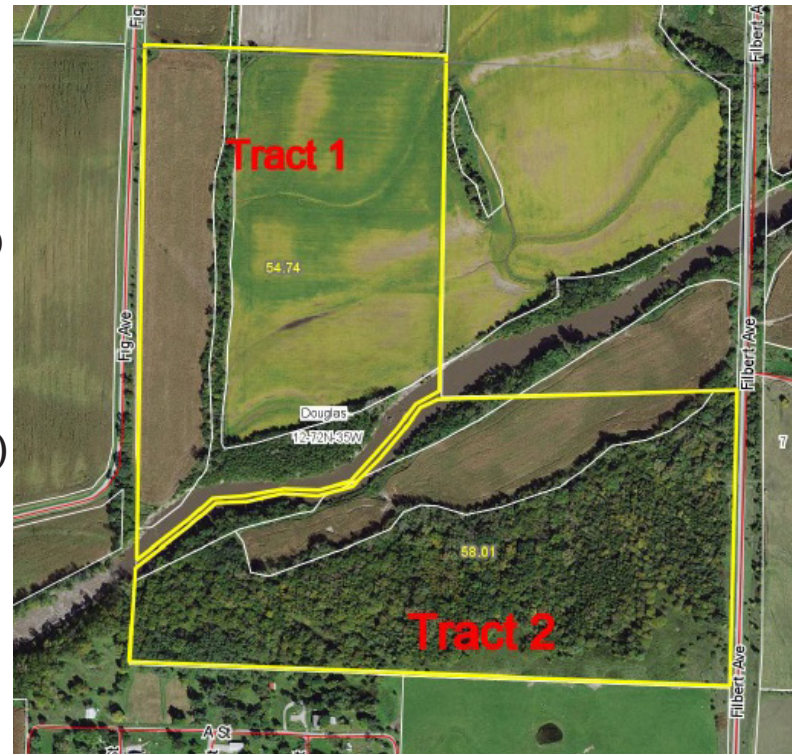
**LOCATION OF LAND AUCTION:** BRANDING IRON RESTAURANT 210 3rd St. Carbon, IA 50839

**LEGAL DESCRIPTION:** Entire legal: S 1/2 of the NE 1/4, Section 12 and the NE 1/4, Section 12 and the NW 1/4 NE 1/4 of Section 12. T-72-N, R-35-W

### FSA INFORMATION:

**Tract 1:** 55.66 acres  
 Farm 4121 Tract 237  
 FSA Cropland Acres: 47.25  
 Corn Base: To be split  
 Bean Base: To be split  
 CSR2: 76.7  
 Taxes: \$25.25/acre (estimated)

**Tract 2:** 60.58 acres  
 Farm 4121 Tract 237  
 FSA Cropland Acres: 12.58  
 (Timber/ Pasture - A Hunter's Paradise)  
 Corn Base: To be Split  
 Bean Base: To be Split  
 CSR2: 43.6  
 Taxes: \$10.00/acre (estimated)



## TRACT 1



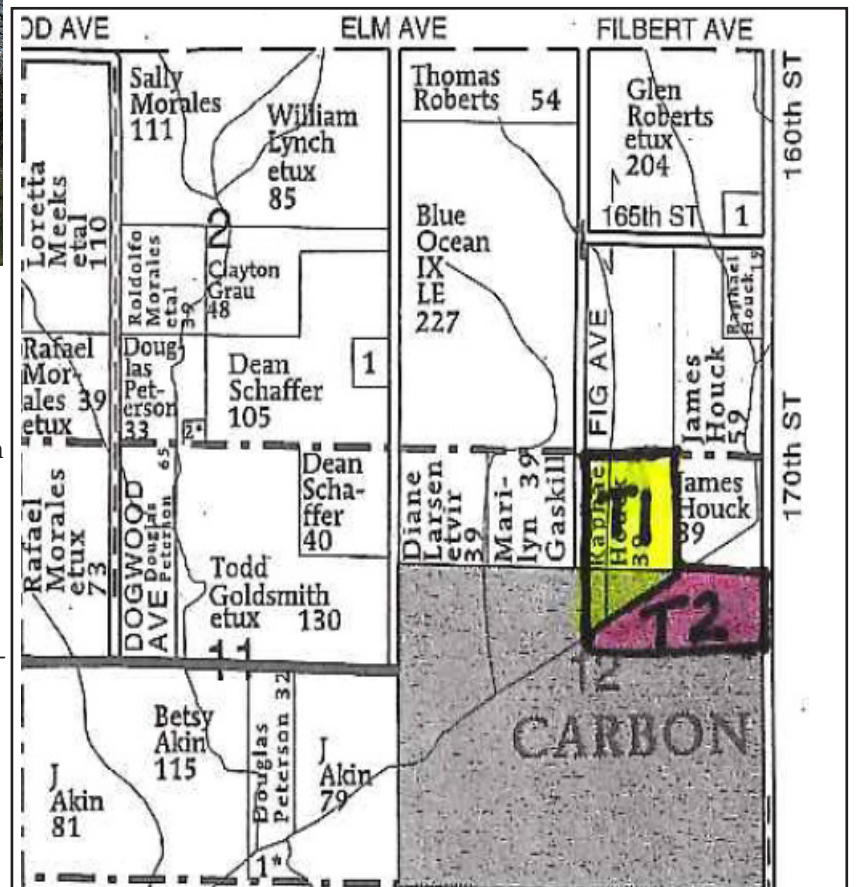
## TRACT 2



**METHOD OF AUCTION:** Farm will be sold on a dollar per acre basis to be multiplied by the surveyed acres per tract. Buyers to receive full farming possession for the 2016 crop year. **TERMS:** 20% down day of auction with balance due at closing on or before May 20, 2016. **Buyers to receive full farming possession after the 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 seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction. **POSSESSION:** At closing/full farming possession for the 2016 crop year. **AGENCY:** Auctioneers Al Hughes & Jim Hughes Real Estate are agents for & 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 terms & 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 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 or omissions is assumed by the seller or the auction company. All sketches & dimensions in this brochure are approximate & have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are the direction & discretion of the auctioneer.



# JAN HOUCK, SELLER



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