

# PUBLIC LAND AUCTION

## 234.58 Net Taxable Acres

MILLS COUNTY, IOWA ANDERSON TWP

Wednesday, Nov. 2nd, 2016 10:30 AM @ the farm

**Location of Land Auction:** At the farm - 51830 360th St. Henderson, IA

**Directions:** 3 1/2 Miles west of Henderson, IA on Brother's Ave, then 1/2 mile south on 360th St. Farm is located on the west side of the road. Signs will be posted OR 7 miles north of Hwy 34 on 370th st. (m16) then 1 mile west on Cory Ave (dirt road).

Acres has been surveyed and will not be a part of the auction.

**Abv. Legal:** Part of Section 12 & 13 T-73-N, R41W

**Est. Taxes:** \$33.00 per Acre

**Net Taxable Acres:** 234.58

**FSA Information:**

**Farm Cropland:** 229.6

**Corn Base:** 102.43 PLC 151

**Bean Base:** 97.47 PLC 40

**CSR2:** 82.5

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

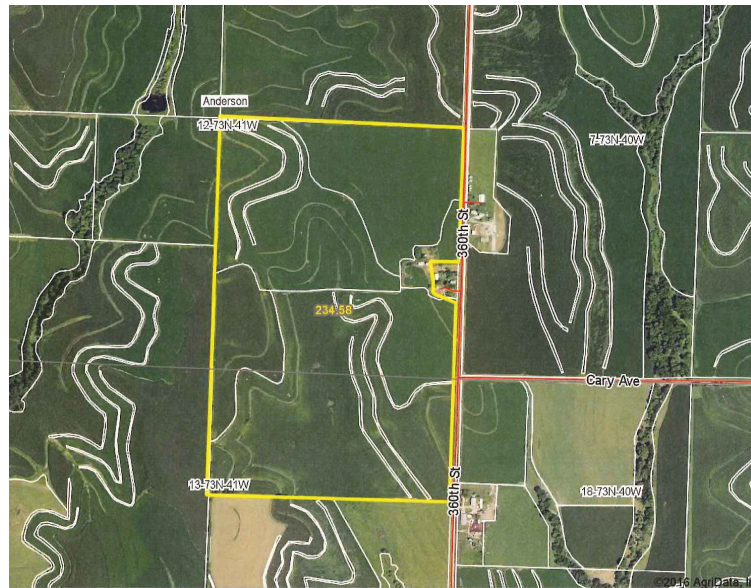
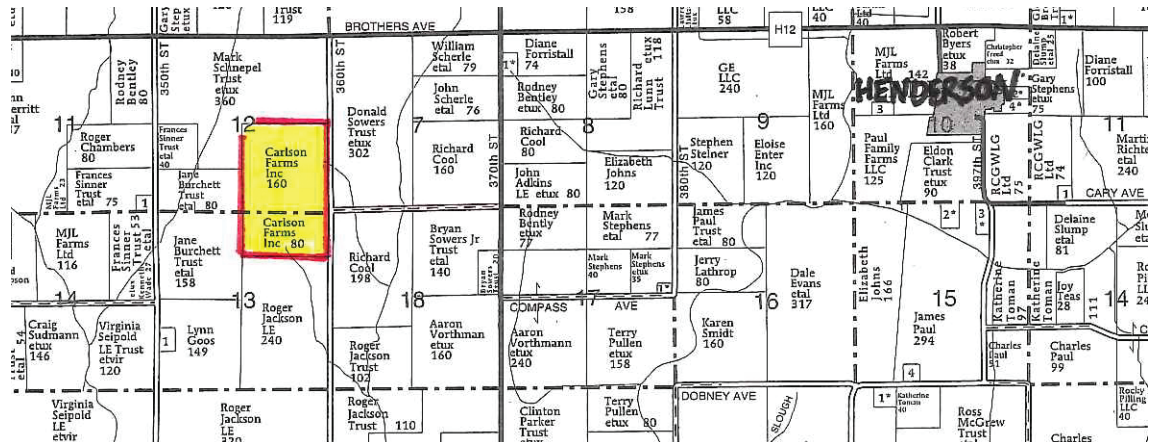
**Terms:** 10% down day of auction with balance at closing on or before the 3rd of Jan. 2017. Sellers will provide abstract showing clear title at closing.

**Possession:** Full farming possession for the 2017 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. Daniel Guinan with Frazer Stryker Attorney for the Corporation.

**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.



## Carlson Farm INC., Owners



**Auctioneer's Note**  
Impressive rolling hill farm with an 82.5 CSR2. This farm has not been offered to the public in over 70 years. You will like this farm!



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