

# Public Land Auction

## 151.5 Net Acres

Sidney E and Riverton Township, Fremont County, IA

**Thursday, February 16th, 2017 at 10:30 AM**

**Location of Land Auction:** United Faith Church, 1975 HWY 275, Sidney, IA 51652

**Location of Land:** Take Hwy 2 East of Sidney 1/2 mile, then south 1 3/4 mile on (L63) 300th Ave. Then turn east 1/2 mile on 224th st.

**Legal Description:** Part of Sec. 12-68-41, 7-68-41 Fremont Co., IA

**Net Taxable Acres:** 151.5

**Taxes:** \$4,758 / \$31.41 per acre

**FSA Information:** Farm 3709, Tract 1233

**Farmland:** 145.41

**Cropland:** 125.99

**Corn Base:** 72.80 **PLC:** 141

**Bean Base:** 30.70 **PLC:** 47

**CSR:** 84

**84  
CSR II**

**Method of Auction:** Farm will be sold on a dollar per acre basis to be multiplied by 151.5 net taxable acres.

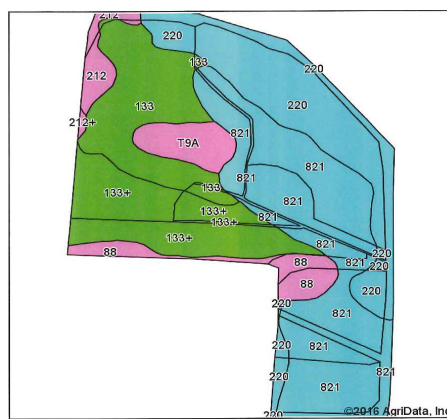
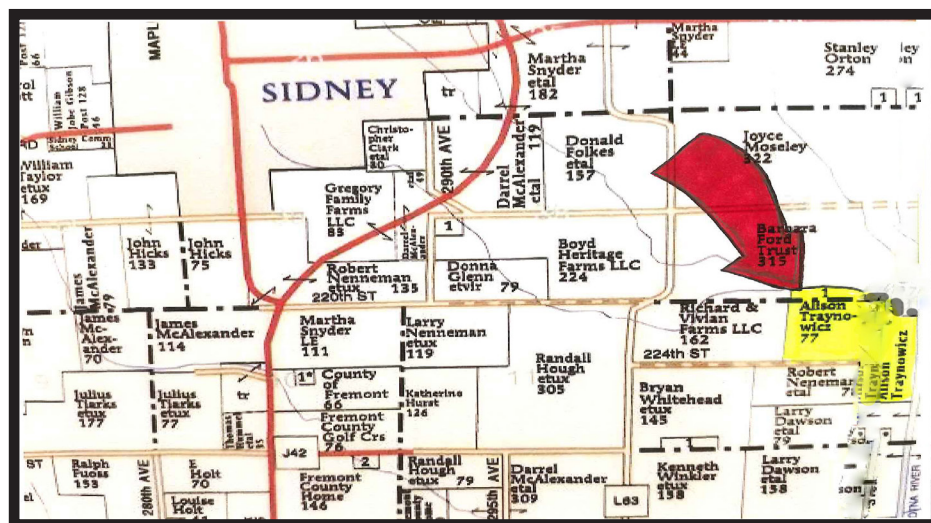
**Terms:** 10% down day of auction with balance due at closing on or before March 17, 2017. Abstract to be continued prior to the Auction.

**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, March 17, 2017. Farm is not rented for 2017 crop year. Full farming possession will be March 17, 2017.

**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.



Area Symbol: IA071, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR	NCCPI Overall
821	Dockery silty clay loam	50.09	34.4%		llw	87	80	90
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	32.75	22.5%		llw	82	85	96
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	23.16	15.9%		llw	78	85	95
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	22.26	15.3%		llw	78	80	94
88	Nevin silty clay loam	6.83	4.7%		lw	94	90	99
T9A	Marshall silty clay loam, terrace, 0 to 2 percent slopes	6.21	4.3%		le	99	90	96
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	3.83	2.6%		lw	91	90	95
212+	Kennebec silt loam, overwash	0.28	0.2%		lw	92	90	94
Weighted Average						84	83.1	93.6

**Listing Agent,  
Dan Holliman, 1-712-350-0012**



**Auctioneer's Note:**  
Good quality bottom farm.  
Excellent CSR II rating and  
prime waterfowl hunting!  
See ya at the auction.



**Mike & Alison Nenneman, Owner**

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