

PUBLIC LAND AUCTION

123.04 Net Acres Selling in 2 Tracts

PlattvilleTWP, Mills County, IA

Thursday, May 4th, 2017 @10:30 AM

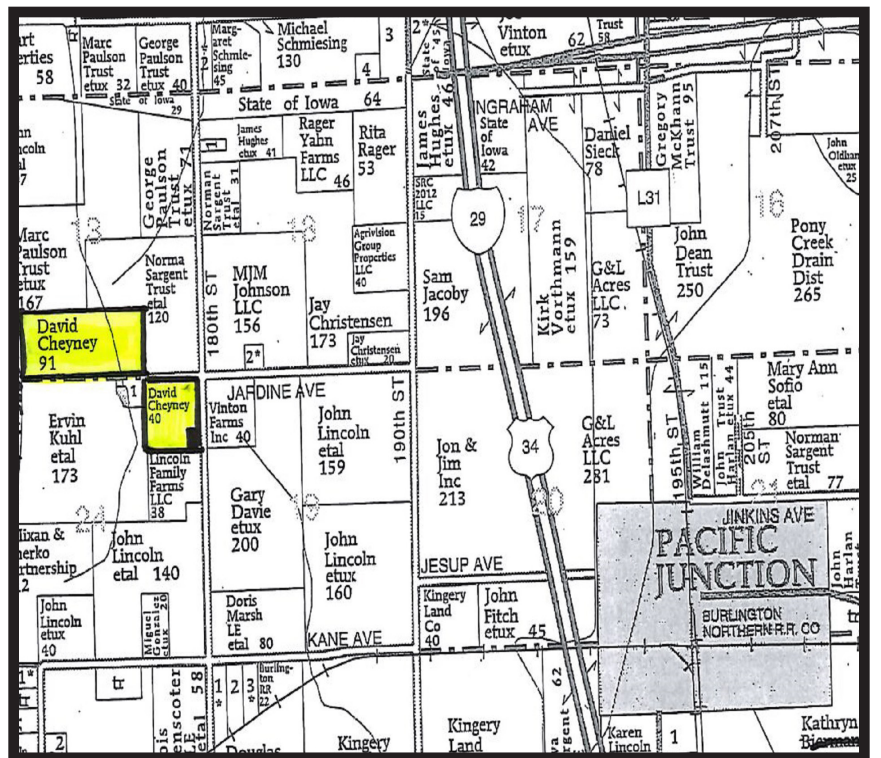
Auction to be held at 21929 221st. St. South, Glenwood/Pacific Junction
(Al Hughes Auction Facility) Directions: 2 Miles south of Jim Hughes Real Estate office

TRACT 1: 37 M/L NET ACRES

FSA INFORMATION: FARM #4586, TRACT #1267
FARMLAND: 36.23 EST. CROPLAND ACRES: 36.23 EST.
DCP CROPLAND: 36.23 EST.
TAXABLE ACRES: 37 M/L TAXES: \$37.93 /ACRE
CORN BASE ACREAGE: To Be Split PLC YIELD: 121
BEAN BASE ACREAGE: To Be Split. PLC YIELD: 38
WHEAT BASE ACREAGE: To Be Split PLC YIELD: 39
CSRII: 84.4
POSSESSION: Closing June 2nd 2017, subject to cash rent lease. New buyer to receive 2017 cash rent at closing.
AUCTIONEER'S NOTE: Very high tillable. Extremely good soil types. Good location, roads on 2 sides. Acreage is not part of sale. Home & bins are not selling.

TRACT 2: 86.04 NET ACRES

FSA INFORMATION: FARM #4586, TRACT #1267
FARMLAND: 85.88 EST. CROPLAND ACRES: 54.88 EST
TAXABLE ACRES:86.04 TAXES: \$19.39 /ACRE
CORN BASE ACREAGE: To Be Split PLC YIELD: 121
BEAN BASE ACREAGE: To Be Split PLC YIELD: 38
WHEAT BASE ACREAGE: To Be Split PLC YIELD: 39
CSRII: 46.9 CSRII TILLABLE: 59.7
POSSESSION: Closing June 2nd 2017, subject to cash rent lease. New buyer to receive 2017 cash rent at closing.
AUCTIONEER'S NOTE: 54.88 Acres tillable. 30 Acres of timber with 1/4 mile of Missouri River frontage. Hunting & fishing potential with income. Call for a private showings.



DAVID CHEYNEY: SELLER

METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed acres for Tract 1 and Tract 2 is sold by the net taxable acres. **TERMS:** 20% down day of auction with balance due at closing on or before June 2nd 2017. **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, subject to the 217 cash rent lease. **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.



402.672.3621 | www.alhughesauction.com

AL HUGHES, AUCTIONEER

402-672-3621

JIM HUGHES, BROKER

712-527-3114 (OFFICE)

712-520-7300 (CELL)



www.alhughesauction.com