

PUBLIC LAND AUCTION

184.1 Net Acres Selling in 2 Tracts | Lyons TWP, Mills County, IA
Thursday, Nov 9th, 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

Directions to Farm: 7 miles south of Glenwood, IA or 2.5 miles north of Bartlett, IA.

Farms are located on the east side of I-29. Signs will be posted.

TRACT 1: 164.93 NET ACRES

FSA INFORMATION: FARM #650, TRACT #1191 Bottom Farm

FARMLAND: 159.47 CROPLAND ACRES: 159.47

DCP CROPLAND: 159.47

TAXABLE ACRES: 164.93 TAXES: \$36.69 /ACRE

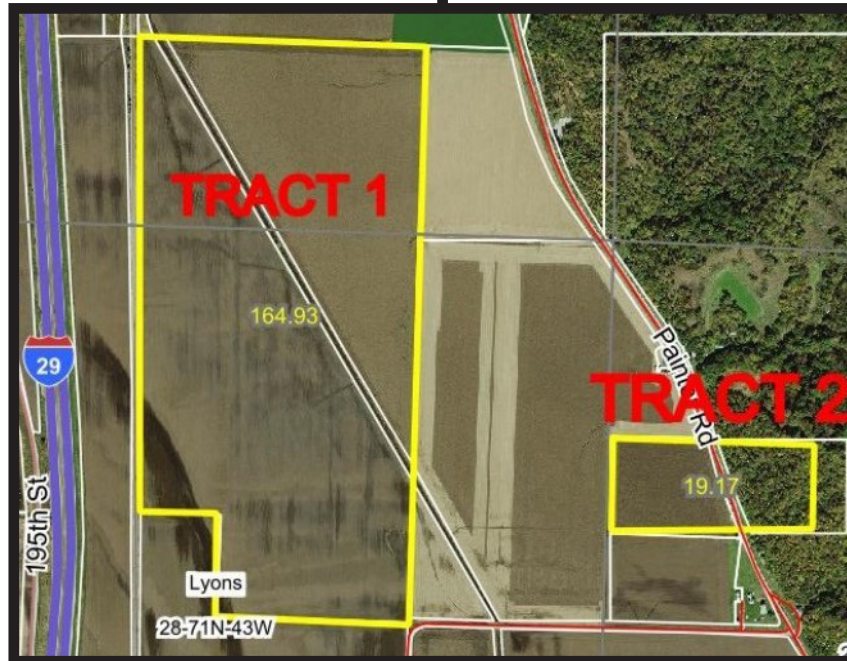
CORN BASE ACREAGE: 92.6 PLC YIELD: 134

BEAN BASE ACREAGE: 65.2 PLC YIELD: 44

WHEAT BASE ACREAGE: 1.3 PLC YIELD: 39

CSRII: 79.79

POSSESSION: Closing December 5th, 2017. Subject to 2017 cash rent lease. Full farming possession for 2018 crop rent year.



TRACT 2: 19.17 NET ACRES

FSA INFORMATION: FARM #650, TRACT #1192

FARMLAND: 23.3 CROPLAND ACRES: 11.87

TAXABLE ACRES: 19.17 TAXES: \$918 per year

CORN BASE ACREAGE: 6.8 PLC YIELD: 134

BEAN BASE ACREAGE: 4.8 PLC YIELD: 44

WHEAT BASE ACREAGE: .1 PLC YIELD: 39

CSRII: 81.1

POSSESSION: Closing December 5th, 2017 subject to cash rent lease.

66359 Painter Road, Pacific Junction, IA:

Home is being sold "as-is." The septic system does not meet county standards. If the new buyer would like to live in/or rent out the home, a new septic system will have to be installed at the new owner's expense. Acreage has 8 acres of timber and 11 acres of bottom land.

Mills Co. Assesor's information on the home:

Age: 1905 / SqFt: 632 /Bedrooms: 1 / Bath: 1 full / Heat: GFA

Bin Info: (1) 12,000 MFS w/ Drying Floor & auger

(3) 3,300 bushel bins w/ tin floors & (1) 4,400 Bushel bin w/ concrete floor



METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net taxable acres. **TERMS:** 10% down day of auction with balance due at closing on or before December 5th, 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 2017 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.

Seller: Matthews Building Inc.

Auctioneer's note: Tract 1 Driveway is on the corner of Quigg Ave. & 207th St. Good Quality bottom farm.

Tract 2: Acreage can be shown by appointment. 26,300 Bushels of bin storage on this property!



AUCTION SERVICE

AL HUGHES, Auctioneer

Cell: 402-672-3621

www.alhughesauction.com



JIM HUGHES, Broker

Office: 712-527-3114

Cell: 712-520-7300