

PUBLIC LAND & PERSONAL PROPERTIES AUCTION

110.5 ACRES in Mills County, IA | Anderson TWP 35-73N-41W

Saturday, Nov 4th, 2017

Auction to be held on site @ 55136 350th Street, Hastings, IA

Directions to the Auction: 4 miles North of Hwy 34 on 350th Street.
Property located on the west side of the road. Signs will be posted.

REAL ESTATE & LAND AUCTION BEGINS @ NOON

FSA INFORMATION

FARM #3241
TRACT # 6734 CSRII: 78.9
FARMLAND: 113.71
CROPLAND ACRES: 82.65
DCP CROPLAND: 82.65
TAXES: \$34.21 /ACRE
CORN BASE ACREAGE: 82.6
PLC YIELD: 144
POSSESSION: Closing December 5th, 2017. Subject to 2017 cash rent lease. Full farming possession for 2018 crop rent year.



Home info from the Mills Co. Assessor:

Age: 1890
3 beds, 1 full bath
sqft: 1,256
Exterior: Vinyl
Style: 1 1/2 Story



PERSONAL PROPERTY AUCTION BEGINS @ 10:00 AM



Vehicle

2012 Blue Ford Focus SEL 82k
Miles

Guns

-22 LR M-101 1891455 Pistol
High Standard MFG
Dura-Matic
-22 Model 241 104782
semi-auto w/ scope
-410 Single shot Sears
-Winchester Model 12 12 gauge
574410

Antique Furniture

3 Dressers w/ mirror
Chair
Rocker Mission Style
5 Drawer Dresser
3 Drawer Dresser
2 Buffets
Toy High Chair
Some older dolls
Fan
Sitting Stool
Lamps

Appliances

Black GE refrigerator

Kitchen

Fiesta dishes
A few pieces of Hull

Garage Items

Dolly Cart
Step Ladder
42" Poulan 16.5 hp
6 speed riding mower
4 hp air compressor
20" cut push mower
12 gallon shop vac
Normal run of shovels etc. -
fast charge

Auctioneer's Note:

3 or 4 older barns on
property- some neat barn finds
at this auction!

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: Raymond Granteer Living Estate

Auctioneer's note: Personal property, vehicle, guns, antiques, and collectables sell at 10:00 am! At noon the Farm will be sold. Good quality rolling hill farm. Acreage to be shown by appointment. Call or text Allan at 402-672-3621 to set up a showing.



AUCTION SERVICE

AL HUGHES, Auctioneer

Cell: 402-672-3621

www.alhughesauction.com



JIM HUGHES, Broker

Office: 712-527-3114

Cell: 712-520-7300