

PUBLIC LAND AUCTION

71.5 ACRES in Union County, IA | Highland TWP 11-T72-R30
Saturday, Nov 11th, 2017 @ 10:30 am

**Location of Farm: on the Corner of Hwy 34 and Kingfisher Avenue.
3 miles East of Creston, Iowa. Signs will be posted.**

FSA INFORMATION:

FARM #3049

TRACT # 743

FARMLAND: 68.24

CROPLAND: 29.71

CORN BASE ACREAGE: 29.7

PLC YIELD: 79

POSSESSION: Closing December 12th, 2017. Subject to 2017 pasture rent lease. Full possession for 2018.



Auctioneer's Note: Property is just 3 miles east of Creston with good fence, fenced in pond and Highway 34 frontage, perfect for someone looking to run cattle or looking for amazing country views to build your dream home with easy accessibility to town. Auction will be held on-site.



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 12th, 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 pasture 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.

Sellers: Bill & Teresa Hoepker



JIM HUGHES, Broker
Cell: 712-520-7300

AL HUGHES, Agent
402-672-3621
www.alhughesauction.com



641.202.3315
www.riceauctioncompany.com



JAKE RICE,
AGENT &
AUCTIONEER
641-202-3315

www.jimhughesrealestate.com