

# PUBLIC LAND AUCTION

## 414.45 ACRES, SELLING IN 3 TRACTS,

MILLS CO., IA / RAWLES TWP / SECTION 8, 16, 17 - 71N - 42W

# TUES., NOV 21 @ 10:30 AM

**AUCTION TO BE HELD AT:**

**AL HUGHES AUCTION FACILITY - 21929 221ST ST. SOUTH, GLENWOOD/PACIFIC JCT., IA**

## FSA INFO

### TRACT 1 INFO: 160.65 ACRES

FARM # 2984 TRACT # 7671 TAXES: \$28.57/ACRE

Farmland: 153.54

Cropland: 115.83

Corn base: 59.9

PLC corn: 132

Bean base: 48.8

PLC bean: 46

Total base acres: 108.7

DCP: 115.83

CSR II 80.5 (TILLABLE) | CSR II 73.5 (NET TAXABLE)

**8 ACRE PRIVATE  
FISHING POND  
ON TRACT 1!**

### TRACT 2 INFO: 206.90 ACRES

FARM # 2984 TRACT # 1070 TAXES: \$26.84/ACRE

Farmland est: 123.72

Cropland est: 123.72

Corn base: to be split

PLC corn: to be split

Bean base: to be split

PLC bean: to be split

CSR II 69.8 (TILLABLE) | CSR II 65.3 (NET TAXABLE)

**PART OF A  
HAND-PLANTED  
WALNUT GROVE  
ON THIS TRACT!**

### TRACT 3 INFO: 46.90 ACRES

FARM # 2984 TRACT # 1070 TAXES: \$34.34/ACRE

Farmland est: 38.0

Cropland est: 38.0

Corn base: to be split

PLC corn: to be split

Bean base: to be split

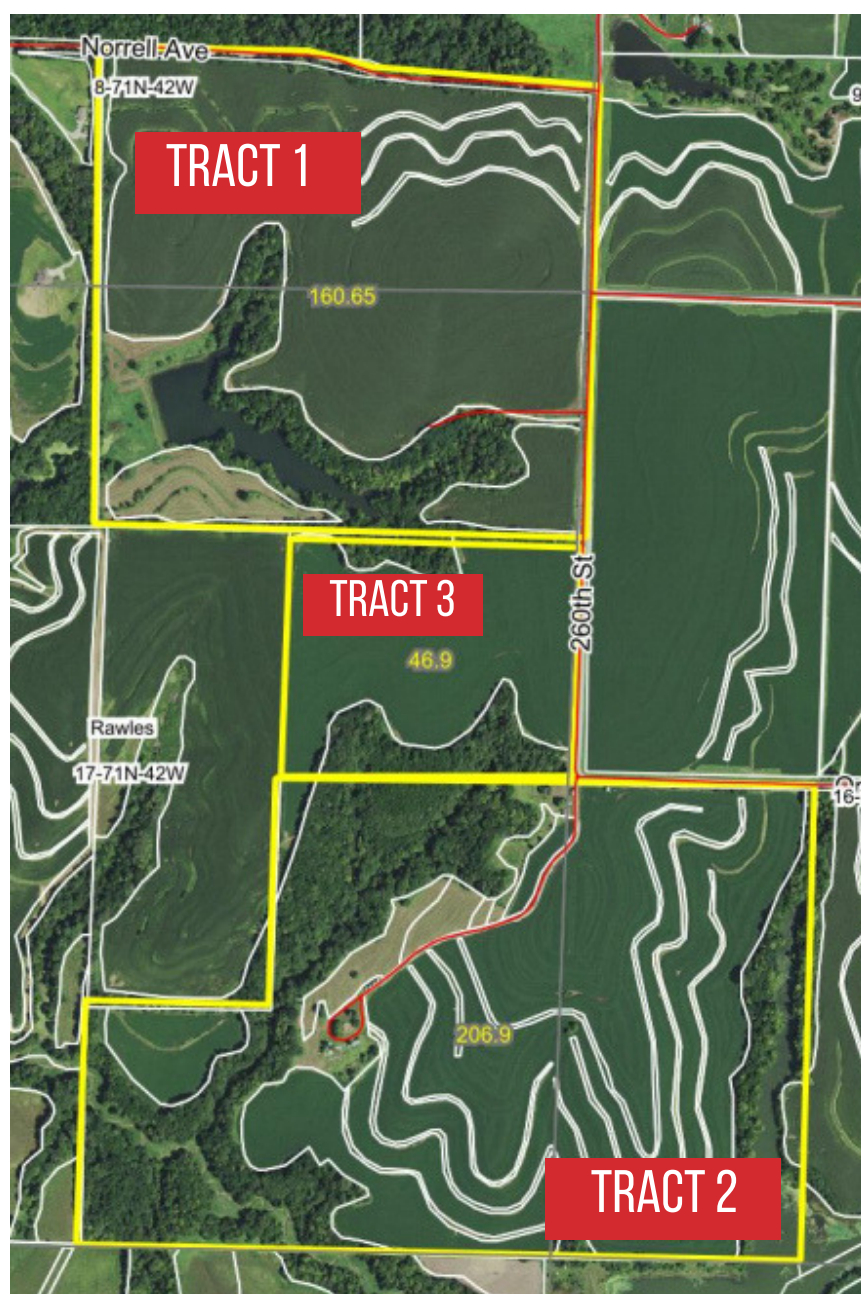
PLC bean: to be split

CSR II 86.6 (TILLABLE) | CSR II 81.5 (NET TAXABLE)

**DYNAMIC RIDGE  
ON THIS TRACT!**

Farm is located at 26001 O'Neil Avenue, Glenwood, IA 51534

Directions to the farm: 3.5 miles North of Tabor on Hwy 275, then 3/4 mi West on O'Neil Ave, which turns into 260th St. Signs will be posted.



**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 21, 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.

**AUCTIONEER'S NOTE:** These farms are appealing in many different ways! 30 miles SE of the Omaha Metro. High-quality tillable acres on each tract. Extremely good hunting on all tracts. Tracts 1 & 2 have ponds. A walnut tree evaluation has been done with a conservative estimate of \$120,000 worth of trees on the entire farm. Give us a call and we will send a packet of the farms in the mail. Aerial photos are on the website: [www.alhughesauction.com](http://www.alhughesauction.com)

# SELLER: ELIZABETH BURNES-SCHILLING



AUCTION SERVICE

AUCTIONEER: ALLAN HUGHES, 402-672-3621

LISTING AGENT: KELLY STANGL, 402-889-0632

BROKER: JIM HUGHES, 712-520-7300

[www.alhughesauction.com](http://www.alhughesauction.com)

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