

# PUBLIC LAND AUCTION

## 383.64 ACRES, SELLING IN 4 TRACTS

MONTGOMERY COUNTY | RED OAK TWP | SECTION 9, 16 - T72N - R-38W

### THURSDAY, NOVEMBER 7TH @ 10:30 AM

AUCTION TO BE HELD AT: RED COACH INN, 1200 SENATE AVE, RED OAK, IA 51566

LOCATIONS OF FARMS FROM RED OAK IA: TAKE N. 8TH ST. (WHICH TURNS INTO HICKORY AVE) 3/4 OF A MILE NORTH OF HIGHWAY 34

#### TRACT 1: 207.66 ACRES

FARM # 2504/727 TRACT #: 2536/778

**CSRII: 79** TAXES: \$7,764.00 - \$37.38/AC.

EST. FARMLAND: 204.12 EST. CROPLAND: 204.12

CORNBASE: TO BE SPLIT PIC CORN: TO BE SPLIT

BEANBASE: TO BE SPLIT PIC BEAN: TO BE SPLIT

BRIEF LEGAL: W 1/2 16-T72N R-38W

**LARGE TRACT OF LAND WITH PLENTY OF ROAD FRONTAGE!**

#### TRACT 2: 75.30 ACRES

FARM #727 TRACT #778

**CSRII: 75.9** TAXES: \$2,666.00 - \$35.41/AC.

EST. FARMLAND: 73.57 EST. CROPLAND: 73.57

CORNBASE: TO BE SPLIT PIC CORN: TO BE SPLIT

BEANBASE: TO BE SPLIT PIC BEAN: TO BE SPLIT

BRIEF LEGAL: SE 1/4 9-T72N R-38W

**ALMOST 100% TILLABLE, REALLY EASY TO KEEP MAINTAINED!**

#### TRACT 3: 32.46 ACRES

FARM #727 TRACT #778

**CSRII: 78.1** TAXES: \$948.00 - \$29.21/AC.

EST. FARMLAND: 14.89 EST. CROPLAND: 14.86

CORNBASE: TO BE SPLIT PIC CORN: TO BE SPLIT

BEANBASE: TO BE SPLIT PIC BEAN: TO BE SPLIT

BRIEF LEGAL: SW 1/4 9-T72N R-38W

**EXCELLENT BUILDING SITE WITH SOME MATURE TIMBER!**

#### TRACT 4: 68.22 ACRES

FARM #2504 TRACT #2536

**CSRII: 85.3** EST. TAXES: \$2,592.00 - \$37.99/AC.

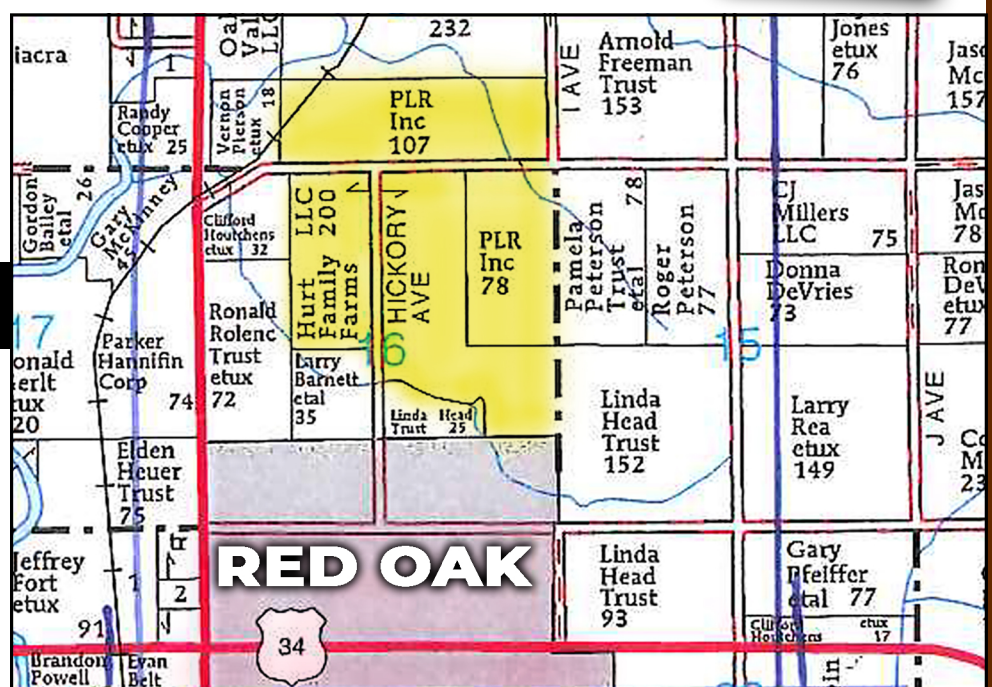
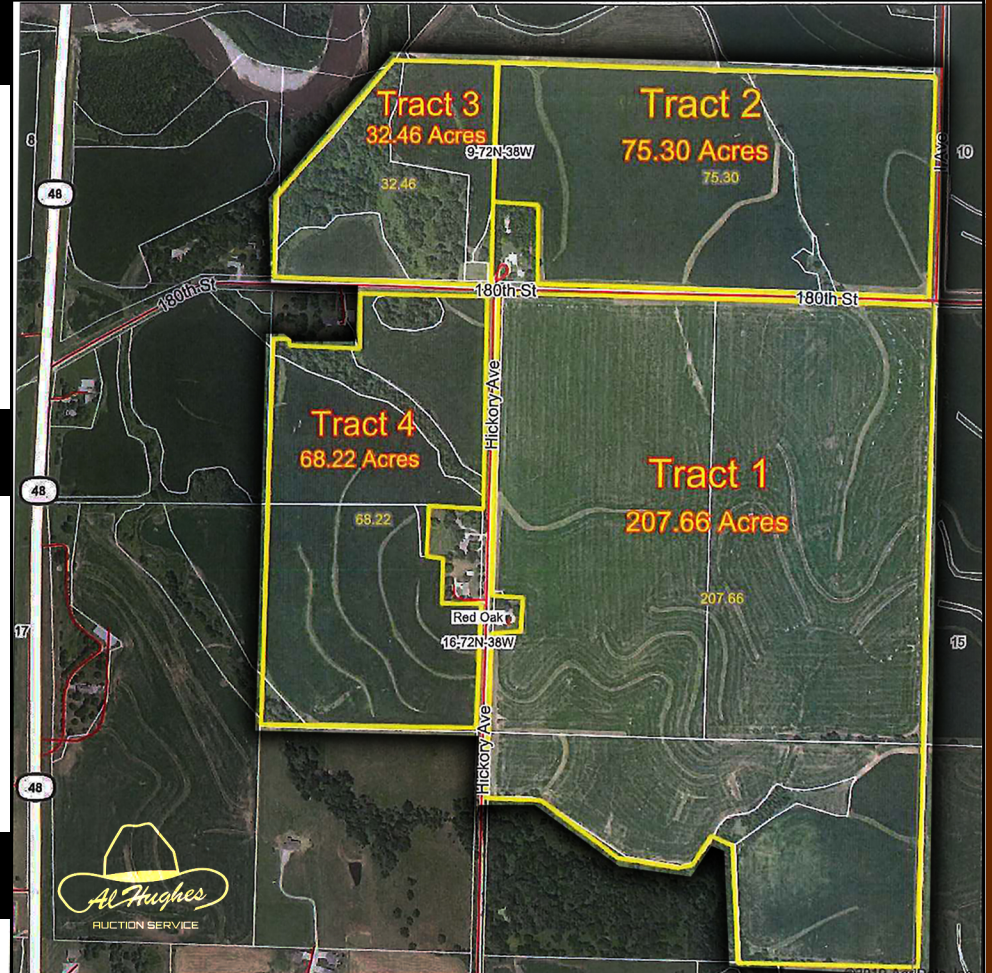
EST. FARMLAND: 62.37 EST. CROPLAND: 62.37

CORNBASE: TO BE SPLIT PIC CORN: TO BE SPLIT

BEANBASE: TO BE SPLIT PIC BEAN: TO BE SPLIT

BRIEF LEGAL: NE 1/4 16-T72N R-38W

**ANOTHER REALLY GOOD FARM WITH HIGH CSRII!**



## SELLER: HURT FAMILY FARMS/PLR INC.

**METHOD OF AUCTION:** Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed acres.

**TERMS:** 10% down day of auction with balance due at closing on or before December 12th, 2019. Abstracts will be provided for each parcel.

**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to executor's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

**POSSESSION:** At closing. Subject to tenants rights. Full farming possession March 1st, 2019.

**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, an 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 increments of bidding are the direction & discretion of the auctioneer.



#### AUCTIONEER'S NOTE:

Very attractive parcels of rolling hill Montgomery County farmland. The farms are very productive and highly tillable. Full farming possession March 1st. These are the type of farms that you will enjoy driving by!

**AUCTIONEER: ALLAN HUGHES  
402-672-3621**

**BROKER: JIM HUGHES  
712-520-7300**

**WWW.ALHUGHESAUCTION.COM**