

PUBLIC LAND AUCTION

87.84 ACRES | SAINT MARY'S TWP, MILLS COUNTY IA

THURSDAY, NOVEMBER 19TH @ 10:30 AM

Location of Auction: AL HUGHES AUCTION, 21929 S 221ST ST, GLENWOOD

Directions to the farm: 1) From Hwy 370 in Northern Mills County IA 3 miles SE on Allis Rd then 2.5 miles South on 182nd St, farm is located to the West - signs will be posted. 2) 1/2 mile NW of the southbound rest area on I-29 the way the bird flies. Farm is located just West of the Interstate 29.

FSA INFORMATION:

FARM #3529 TRACT #8099

EST. CROPLAND: 87

TAXABLE ACRES: 87.84

TAXES: \$2,478.91 / 28.22 PER ACRE

CORN BASE ACREAGE: 54.9 PLC YIELD: 114

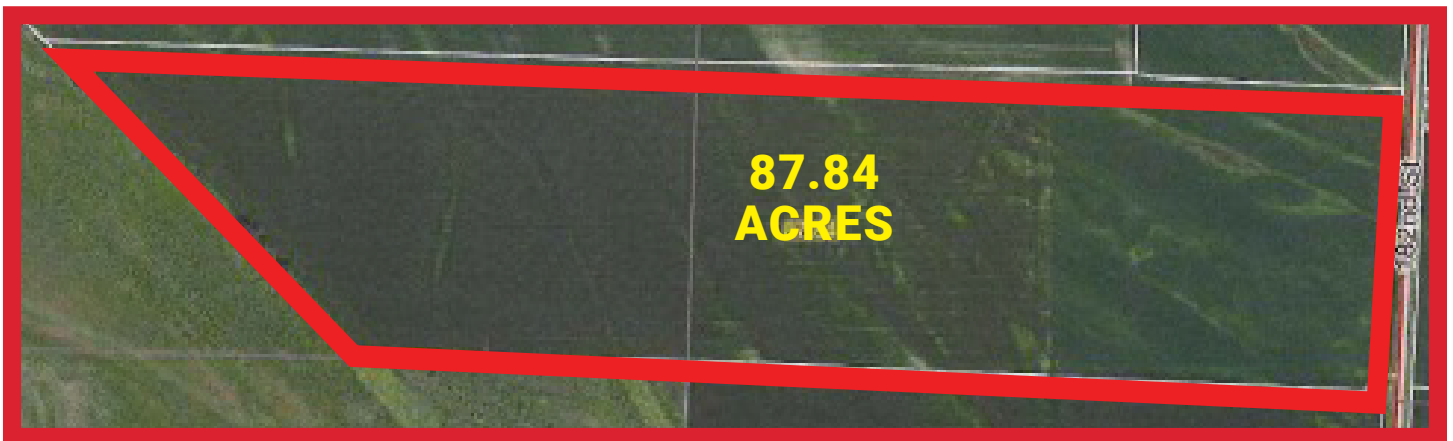
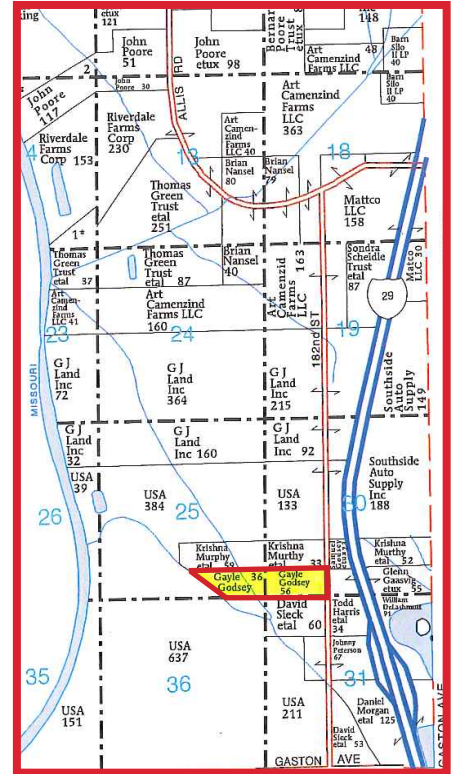
BEAN BASE ACREAGE: 29.4 PLC YIELD: 38

WHEAT BASE ACREAGE: 6.3 PLC YIELD: 38

CSRII: 55.3

NOTE: 3 ACRES M/L ACROSS THE ROAD TO THE EAST WAS RETAINED BY A FAMILY MEMBER PRIOR TO THE AUCTION SO FSA INFORMATION WILL CHANGE SLIGHTLY FOR THE FARM IN THE FUTURE.

**87.84
ACRES**



AUCTIONEERS NOTE: VERY HIGHLY TILLABLE MISSOURI RIVER BOTTOM FARM. THIS FARM IS CLOSE TO VERY COMPETITIVE GRAIN MARKETS SIRE & BUNGE.

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 Dec. 18, 2020 Abstract will be provided.

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 tenants rights. Farm is not rented for the 2021 crop year.

AGENCY: Auctioneer Al Hughes, Real Estate Agent Dan Holliman & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

EXECUTOR: Georgia Joy

ATTORNEY: Matt Woods; Woods, Wyatt, & Tucker Attorneys at Law

DISCLAIMER: Announcements made by the auctioneer at the time of 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 auctions increments of bidding are at the direction & discretion of the auctioneer.

SELLER: GAYLE G. GODSEY ESTATE



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

**AGENT: DAN HOLLIMAN
712-350-0012**

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



WWW.ALHUGHESAUCTION.COM