

PUBLIC LAND AUCTION

159.72 ACRES, SELLING IN 3 TRACTS

FREMONT COUNTY IA | SCOTT TWP | SECTION 17, 20, 21 - 70N - 43W

THURSDAY JANUARY 28TH @ 10:30

AUCTION TO BE HELD AT: AL HUGHES AUCTION FACILITY
21929 221ST STREET SOUTH, GLENWOOD/PACIFIC JUNCTION IA

FSA INFO:

FARM # 984 TRACT # 3425

TRACT 1 INFO: 35.38 ACRES

FARMLAND: est. 33.62 **CROPLAND:** est. 33.62

CORNBASE: to be split **PIC CORN:** to be split

BEANBASE: to be split **PIC BEAN:** to be split

CSRII: 66.2 | PART OF: 21-70N-43W

FARM # 984 TRACT # 3425

TRACT 2 INFO: 51.10 ACRES

FARMLAND: est. 49.47 **CROPLAND:** est. 49.47

CORNBASE: to be split **PIC CORN:** to be split

BEANBASE: to be split **PIC BEAN:** to be split

CSRII: 83.6 | PART OF: 20-70N-43W

FARM # 984 TRACT # 3425

TRACT 3 INFO: 73.24 ACRES

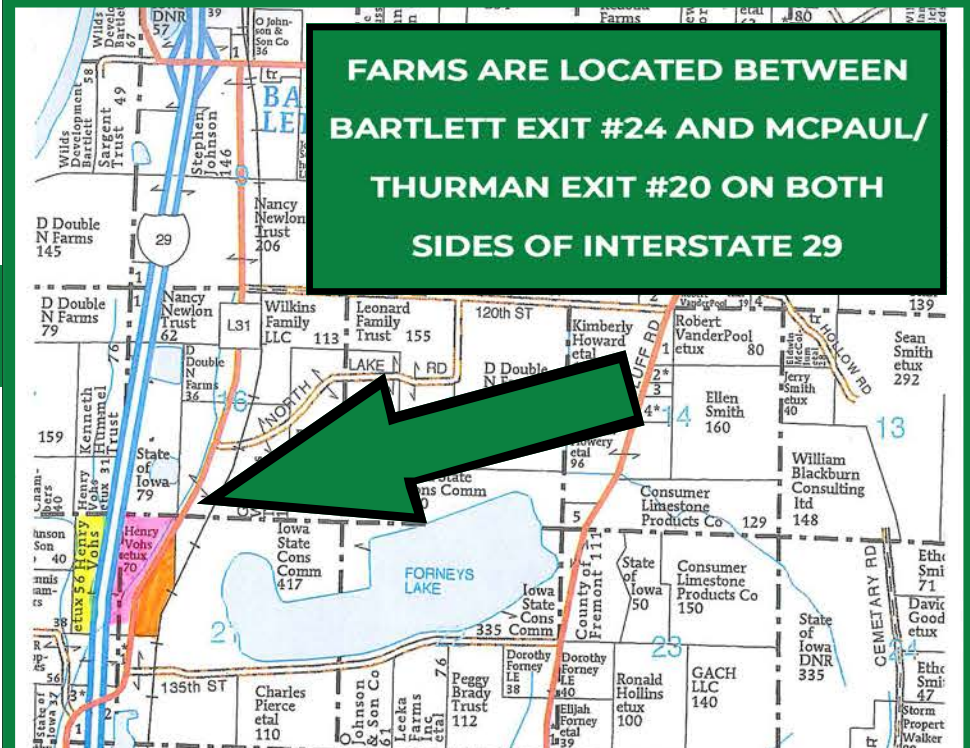
FARMLAND: est. 73.25 **CROPLAND:** est. 73.25

CORNBASE: to be split **PIC CORN:** to be split

BEANBASE: to be split **PIC BEAN:** to be split

CSRII: 59.7 | PART OF: 17, 20-70N-43W

*This farm is accessed by easement.



**FARMS ARE LOCATED BETWEEN
BARTLETT EXIT #24 AND MCPAUL/
THURMAN EXIT #20 ON BOTH
SIDES OF INTERSTATE 29**

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 February 26th, 2021 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.

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 conduction 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:

Bottom farms with full farming possession to the successful bidders at the auction once the contracts have been signed. These farms are very highly tillable. Tract 2 & 3 have 1-29 frontage. Also Tracts 1 & 2 are located on a paved road, Western Ave (L31). Total corn base of 90.17 & bean base of 65.95 will be split by the FSA and put on each parcel accordingly. PLC corn 119, PLC beans 35 will also be divided by the FSA office.

SELLER: VIRGINIA P. VOHS TRUST



TRUSTEE OF THE TRUST: GLENWOOD STATE BANK
ESTATE ATTORNEY: MATT WOODS WITH
WOODS, WYATT & TUCKER

AUCTIONEER: ALLAN HUGHES
402-672-3621

BROKER: JIM HUGHES
712-520-7300

