

PUBLIC LAND AUCTION

103.87 ACRES | SIDNEY TWP | FREMONT COUNTY, IA

THURSDAY, JANUARY 20TH @ 10:30 AM

Location of Auction: UNITED FAITH CHURCH - 1975 US HWY 275, SIDNEY, IA 51652

Directions to the farm: From Sidney, IA, take Hwy 275 North 2.5 miles, then turn right on 277th Ave. Drive 1/2 mile, then turn right on 167th St. Drive 3/4 mile, then turn right on 285th Ave. The farm is located at the end of 285th Ave. Signs will be posted!

FSA INFORMATION:

FARM #5452 TRACT #1442

FARMLAND: 107.82

EST. CROPLAND: 100.66

DCP CROPLAND: 100.66

TAXABLE ACRES: 103.87

TAXES: \$3,192 ANNUAL | \$30.73 PER ACRE

CORN BASE ACREAGE: 71.40 PLC YIELD: 194

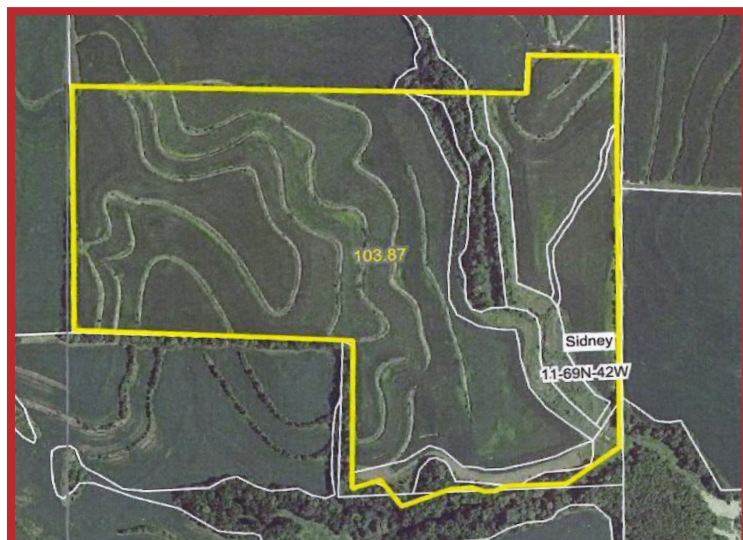
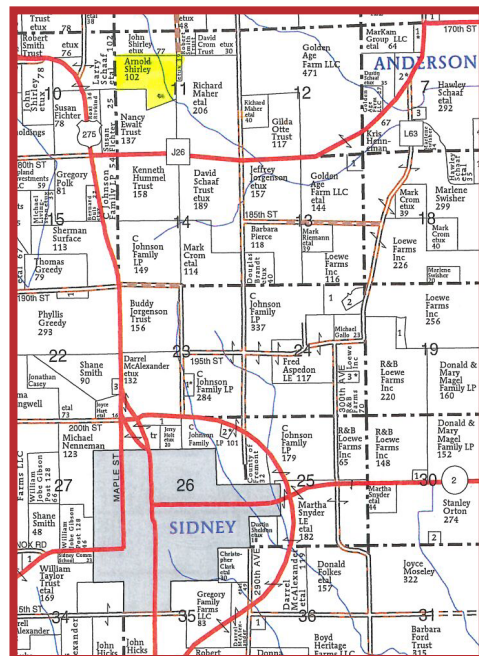
BEAN BASE ACREAGE: 16.70 PLC YIELD: 49

TOTAL BASE ACREAGE: 88.10

CSRII: 75.5 CRP ACRES: 11.18 THRU 9-30-27

BRIEF LEGAL: PART OF SEC. 11 - 69N - 42W

103.87
ACRES



CRP INFO:

11.18 TOTAL ACRES OF CRP (ALL CP21)
FIELD #3 - 4.19 ACRES @ \$300.00 PER ACRE
FIELD #4 - 4.40 ACRES @ \$300.00 PER ACRE
FIELD #5 - 2.59 ACRES @ \$300.00 PER ACRE
CRP INCOME PER YEAR TOTAL = \$3,354.00
CRP CONTRACT EXPIRES 9-30-2027
CRP INCOME WILL BE PRO-RATED AT CLOSING.

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 February 18, 2022. 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 2022 crop year.

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

REPRESENTING ATTORNEY: Frank Pechacek

AUCTIONEER'S NOTE:

Nice Southwest Iowa rolling hill farm. This farm is not rented for the 2022 crop year. CSRII rating is 75.5 with good CRP income. Call with any questions you may have.

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: MELINDA PALUBECKI & MICHAEL PALUBECKI ESTATE



AUCTIONEER: AL HUGHES
402-672-3621

BROKER: JIM HUGHES
712-520-7300



WWW.ALHUGHESAUCTION.COM