

PUBLIC LAND AUCTION

116.39 ACRES | PAGE COUNTY, IA | COLFAX TWP
THURSDAY, FEBRUARY 3, 2022 @ 10:30 AM

Location of Auction: Shenandoah Elks Lodge - 701 S. Fremont St, Shenandoah, IA 51601
Directions to the farm: From Blanchard, drive East 1/2 mile. The farm is located on 322nd St between J Ave and K Ave. Signs will be posted!

FSA INFORMATION:

FARM #5558 TRACT #3489

FARMLAND: 118.98 TAXABLE ACRES: 116.39

EST. CROPLAND: 86.48 CSRII: 62.4

DCP CROPLAND: 86.48

TAXES: \$2,356 ANNUAL | \$20.24 PER ACRE

CORN BASE ACREAGE: 31.60

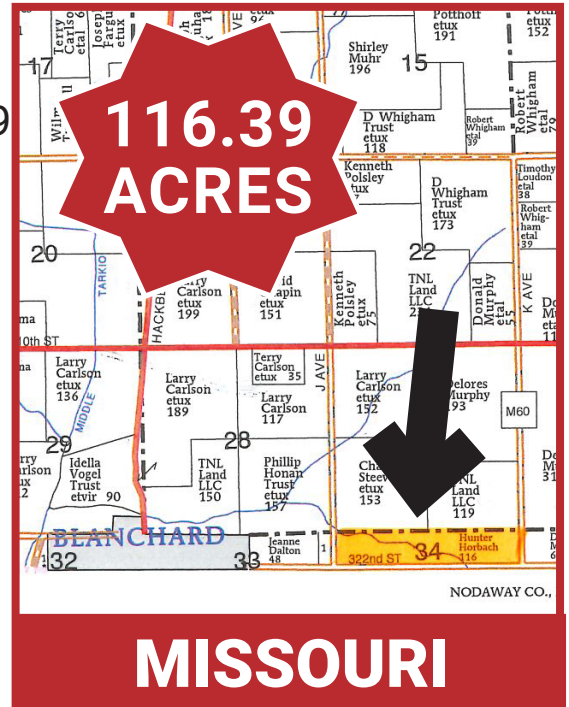
PLC YIELD: 178

BEAN BASE ACREAGE: 13.80

PLC YIELD: 51

TOTAL BASE ACREAGE: 45.40

BRIEF LEGAL: PART OF SEC. 34 - 67N - 38W



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 March 3, 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. 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.

AUCTIONEER'S NOTE:

This farm is located just East of Blanchard on the Iowa side. The farm has a CSRII rating of 62.4 with many tillable acres and some timber for hunting and recreation. This will make someone a nice property. This will be a live auction with internet bidding at www.alhughesauction.com.

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: HPH PROPERTIES, LLC



AUCTIONEER: AL HUGHES
402-672-3621

BROKER: JIM HUGHES
712-520-7300



WWW.ALHUGHESAUCTION.COM