

PUBLIC LAND AUCTION

182.95 ACRES | FREMONT COUNTY | GREEN TWP

TUESDAY, MARCH 8, 2022 @ 10:30 AM

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

Directions to the farm: From Tabor, drive South on Hwy 275 for 3 miles. Turn West on 142nd St. Drive 2 miles, turn left on Plum Creek Rd, then right on 240th. The gate to the farm will be 3/4 mile North on 240th St. Signs will be posted!

FSA INFORMATION:

FARM #5356 TRACT #3548/#4544

FARMLAND: EST. 185.53

CROPLAND: EST. 140.76

DCP CROPLAND: EST. 140.76

TAXABLE ACRES: 187 M/L

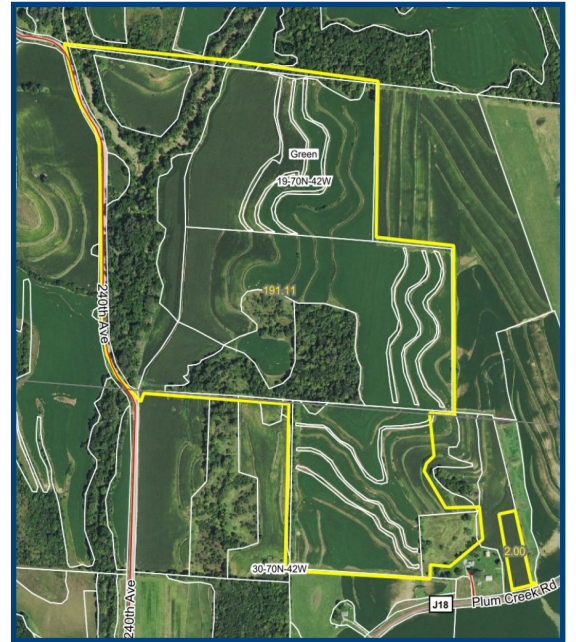
TAXES: \$26.22 PER ACRE | \$5,064 ANNUAL

CORN BASE ACREAGE: 61.28 **PLC YIELD:** 112

BEAN BASE ACREAGE: 10.06 **PLC YIELD:** 34

TOTAL BASE ACREAGE: 71.34

PART OF SEC. 19 & 30-70N-42W CSRII: 71.1



CRP INFO: 69.42 ACRES OF CRP(CP42)

FIELD 40 - 3.71 ACRES @ \$242.86/ACRE

FIELD 41 - 7.68 ACRES @ \$242.86/ACRE

FIELD 61 - 29.34 ACRES @ \$242.86/ACRE

FIELD 42 - 15.86 ACRES @ \$214.56/ACRE

FIELD 45 - 4.26 ACRES @ \$214.56/ACRE

FIELD 67 - 2.64 ACRES @ 358.45/ACRE

FIELD 39 - 3.67 ACRES @ 358.45/ACRE

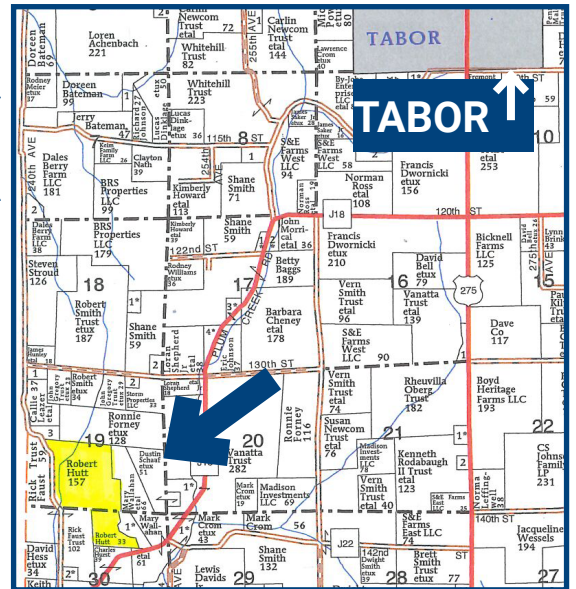
FIELD 58 - 0.93 ACRES @ 358.45/ACRE

FIELD 65 - 1.33 ACRES @ 358.45/ACRE

ANNUAL CRP INCOME TOTAL: \$17,281

CRP CONTRACT EXPIRES 9-30-2026

CRP INCOME TO BE PRO-RATED AT CLOSING.



AUCTIONEER'S NOTE: This farm is located Southwest of Tabor, IA. The farm has a CSRII rating of 71.3 with many tillable acres and some timber for hunting and recreation. Bring your ATV's and enjoy. This is a very nice combination farm with a good CRP income. This will be a live auction with internet bidding at www.alhughesauction.com. Farm to be surveyed prior to auction. Farm will be sold on net surveyed acres.

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 April 8, 2022. Abstracts 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. Full farming possession will be at closing.

AGENCY: Auctioneer Allan 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 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: ROBERT HUTT

AUCTIONEER: AL HUGHES 402-672-3621

AGENT: DAN HOLLIMAN 712-350-0012

BROKER: JIM HUGHES 712-520-7300



WWW.ALHUGHESAUCTION.COM

