

# ONLINE ONLY PUBLIC LAND AUCTION

279.3 ACRES | DECATUR COUNTY | BURRELL TWP

**FRIDAY, APRIL 15, 2022 @ 10:30 AM**

Location of the farm: 17860 260th St, Lamoni, IA

Directions to the farm: Take Terre Haute Rd 5.5 miles North of Lamoni, IA. Then turn South on 175th Ave for 1/2 mile. Then turn East on 260th St. Signs will be posted!

## FSA INFORMATION:

**FARM #40 TRACT #573**

**FARMLAND:** EST. 252.24

**CROPLAND:** EST. 223.26

**DCP CROPLAND:** EST. 223.26

**TAXABLE ACRES:** 279.3

**TAXES:** \$12.65 PER ACRE | \$3,535 ANNUAL

**CORN BASE ACREAGE:** 86.1

**BEAN BASE ACREAGE:** 69.6

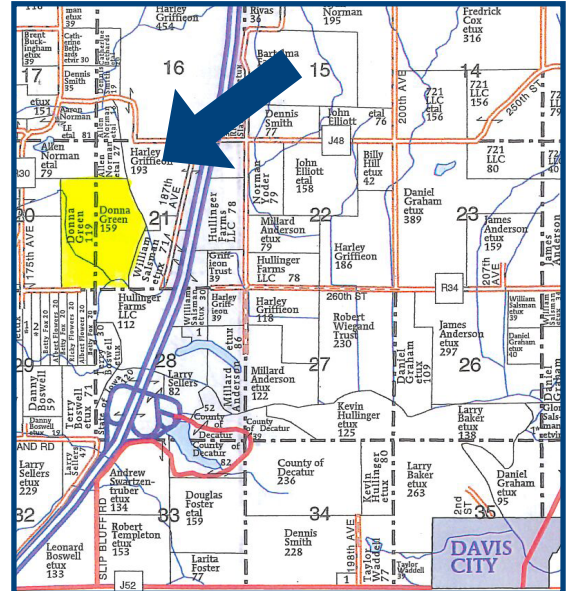
**WHEAT BASE ACREAGE:** 9.1

**TOTAL BASE ACREAGE:** 164.8

PART OF SEC. 20 & 21-68N-26W

PLC CORN/ARC CO BEANS & WHEAT

ONLINE BIDDING @



GO TO [WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)  
TO REGISTER TO BID ON THIS FARM.  
LINK WILL BE PROVIDED!

**AUCTIONEER'S NOTE:** Highly productive Grand River bottom farm with a 64.1 CSRII rating. Many usable outbuildings and 3 usable grain bins. Home has been vacant for the last 3 years. Seller indicates multiple problems with the home that would prohibit rehabilitation. Buyer is responsible for septic repairs to meet state code, if needed. Showing by appointment only. Contact Adrian Wolfe at 1-641-414-2256 for a showing.

**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 May 13, 2022. Abstracts will be provided.

**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract. 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. New buyer will have the farming rights once purchase agreement is signed and the earnest deposit has been cleared at the bank.

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



# SELLER: DONNA JEAN GREEN

AGENT: ADRIAN WOLFE 641-414-2256

AUCTIONEER: AL HUGHES 402-672-3621

BROKER: JIM HUGHES 712-520-7300

ATTORNEY FOR SELLER:  
TONITA HELTON WITH HELTON LAW



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