

PUBLIC LAND AUCTION

310.21 ACRES - SELLING IN 1 TRACT
MILLS CO | DEER CREEK TWP



THURSDAY, MARCH 31, 2022 @ 10:30 AM

Location of Auction: AL HUGHES AUCTION FACILITY | 21929 S 221ST, PACIFIC JUNCTION, IA
Directions to the farm: 38475 Queen Ave, Imogene IA 51645 - The farm is 3 miles Northwest of Imogene, IA. The farm is located on the corner of 390th St and Queen Ave. Signs will be posted!

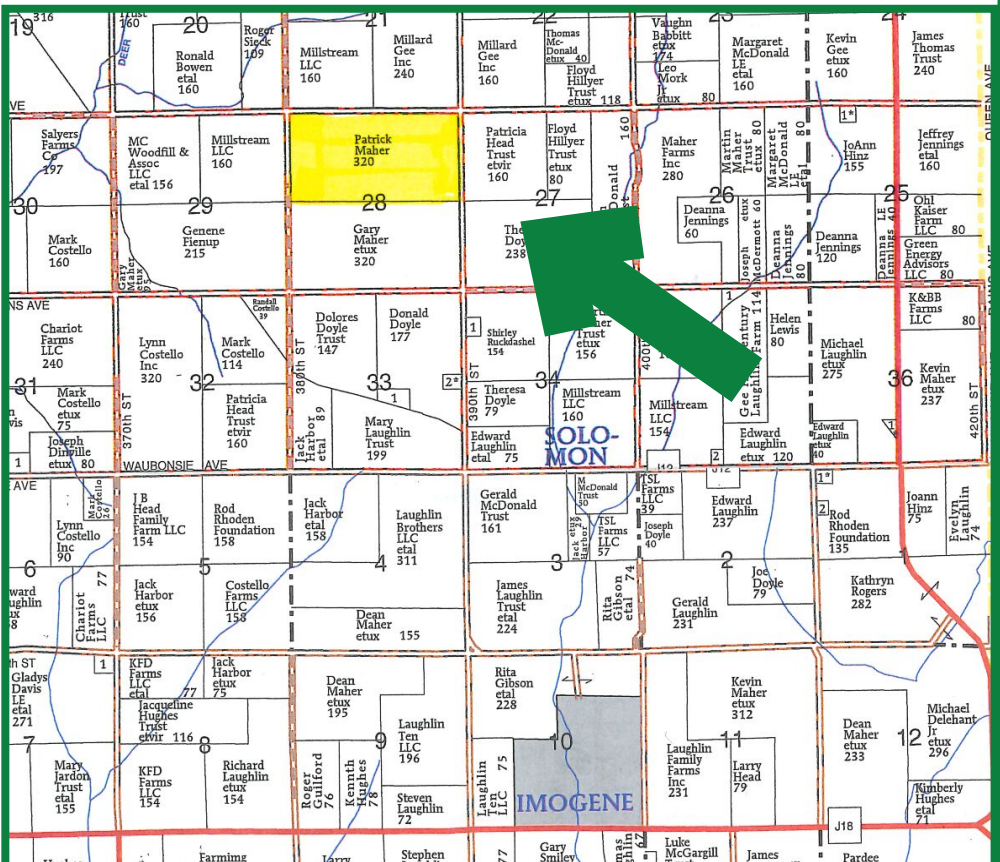
**FSA INFORMATION:
FARM # 304 TRACT #323
310.21 NET ACRES**

FARMLAND: 310.46 **CROPLAND:** 287.64
DCP CROPLAND: 287.64
TAXABLE ACRES: 310.21
TAXES: \$ 12,402 ANNUAL
CSRII: 75.7 N HALF OF SEC 28-71N-40W
CORN BASE ACREAGE: 130.85 **PLC YIELD:** 137
BEAN BASE ACREAGE: 130.85 **PLC YIELD:** 41
TOTAL BASE ACREAGE: 261.70

ACREAGE INFORMATION:

- 2,402 SQ FT
- 3 BEDROOMS
- TWO CAR DETACHED GARAGE
- 3 POLE BARNS/MACHINES
- 1.5 ACRE POND

PLEASE CALL AND SET UP A TIME FOR A PRIVATE SHOWING OF THE ACREAGE



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 April 29, 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: Full possession at closing. Buyer will be able to start farming once earnest deposit is received.

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

AUCTIONEER'S NOTE: What a great Southwest Iowa rolling hill farm. This farm is located in the area of big yields! This farm has many attributes, including great soil types, 2 miles of road frontage, nice acreage home with ag buildings, and the size is extremely desirable. Full farming possession for the 2022 crop year. Perfect farm to add to your operation or put in your portfolio!

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: PATRICK MAHER ESTATE



**AUCTIONEER: AL HUGHES
402-672-3621**

**BROKER: JIM HUGHES
712-520-7300**



WWW.ALHUGHESAUCTION.COM