

# PUBLIC LAND AUCTION

93.48 ACRES | PAGE COUNTY | AMITY TWP

THURSDAY, NOV. 17 @ 10:30 AM

Location of Auction: SHENANDOAH ELKS LODGE - 709 S FREMONT ST, SHENANDOAH, IA 51601

Directions to the farm: From College Springs - drive Southeast on Nodaway St / Oak Ave for 1/4 mile. Turn left on 300th St. Farm is located on the South side of the road. Signs will be posted!

**FSA INFORMATION:**  
**FARM #5320 TRACT #4001**

**93.48 ACRES**

**FARMLAND: EST. 96.31 CROPLAND: EST. 78.62**

**DCP CROPLAND: EST. 78.62**

**TAXABLE ACRES: 93.48**

**TAXES: \$20.95 PER ACRE | \$1,958 ANNUAL**

**CSRII: 63.5 PART OF SEC. 21 - 67N - 37W**

**CORN BASE ACREAGE: 17.35 PLC YIELD: 106**

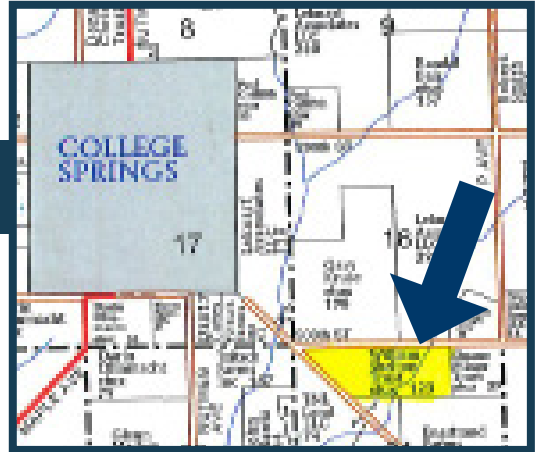
**BEAN BASE ACREAGE: 12.30 PLC YIELD: 25**

**TOTAL BASE ACREAGE: 29.65**

**CRP INFORMATION:**

Field #12 - 3.47 acres of CP21 - expires 2025 - annual \$1,024

Field #17 - 4.64 acres of CP21 - expires 2026 - annual \$1,370



**AUCTIONEER'S NOTE:** Very nice-sized, mixed-use farm. This farm has quality tillable acres. Established filter strips that have had the best of care. Old, established timber. This is the farm that has it all. Acreage is not part of the sale.

**LIVE AUCTION W/ ONLINE BIDDING**

**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 December 22, 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 tenant's rights. Full farming possession will be March 1, 2023.

**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: WILLIAM SHELTON TRUST**



**AUCTIONEER: AL HUGHES**  
**402-672-3621**  
**BROKER: JIM HUGHES**  
**712-520-7300**



**WWW.ALHUGHESAUCTION.COM**

