

PUBLIC LAND AUCTION

155.98 ACRES | RINGGOLD COUNTY, IA | POE TWP
TUESDAY, DECEMBER 13, 2022 @ 10:30 AM

Location of Auction: Ringgold Outdoor Alliance Bldg - 104 E Monroe, Mount Ayr, IA 50854
Directions to the farm: 4 miles East of Mount Ayr on Hwy 2 and then 2.5 miles South on 270th St.
Signs will be posted!

FSA INFORMATION:

FARM #3848 TRACT #1237

FARMLAND: 155.39 TAXABLE ACRES: 155.98

EST. CROPLAND: 126.8

CSRII: 47

DCP CROPLAND: 126.8

TAXES: \$ 2,204 ANNUAL | \$14.13 PER ACRE

CORN BASE ACREAGE: 10.6

PLC YIELD: 103

BEAN BASE ACREAGE: 6.2

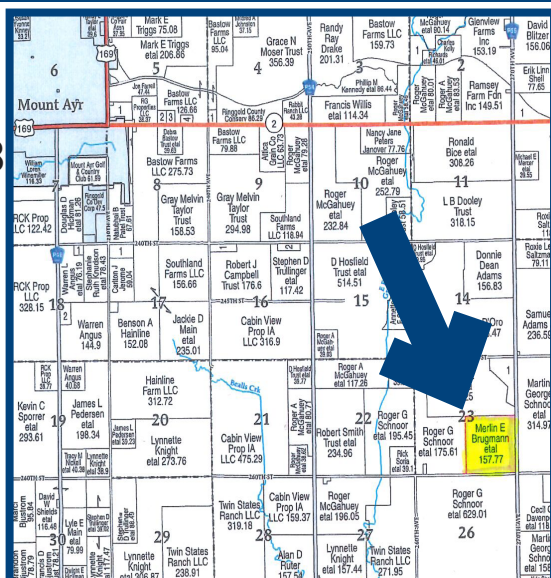
PLC YIELD: 48

OAT BASE ACREAGE: 0.3

PLC YIELD: 46

TOTAL BASE ACREAGE: 17.1

LIVE AUCTION
W/ INTERNET
BIDDING!



BRIEF LEGAL: SE 1/4 OF
SECTION 23 - T68N - R29W,
RINGGOLD COUNTY

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WWW.RICEAUCTIONCOMPANY.COM



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 January 13, 2023. 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 on March 1, 2023.

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 rolling hill, Ringgold County farm is open for the 2023 crop year. Farm has good county road access on two sides. This farm has more potential if you wanted to take it further along. See ya at the sale!

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: ST. COLUMBKILLE CHURCH



AUCTIONEER: JAKE RICE
641-202-3315
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402-672-3621
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