



PUBLIC LAND AUCTION

290.86 ACRES - SELLING IN 3 TRACTS

RAWLES TWP, MILLS COUNTY | GREEN TWP, FREMONT COUNTY

THURSDAY, NOVEMBER 2 @ 10:30 AM

Location of Auction: Al Hughes Auction Facility - 21929 221st S, Pacific Junction/Glenwood

Directions to the farm: Northeast of Tabor, IA on Waubonsie Ave. Signs will be posted!

FSA INFORMATION:

TRACT 1 INFO: 178 ACRES

FARM #1041 | TRACT #1109

FARMLAND: 176.72 CROPLAND: 172.36
DCP CROPLAND: 172.36 TAXABLE ACRES: 178
TAXES: \$34.94 PER ACRE | \$6,220 ANNUAL
CORN BASE ACREAGE: 94.40 PLC YIELD: 175
BEAN BASE ACREAGE: 68.40 PLC YIELD: 51
TOTAL BASE ACREAGE: 162.80
CSR II: 80.1 PART OF SEC. 34-71N-42W, MILLS CO

TRACT 2 INFO: 35.24 ACRES

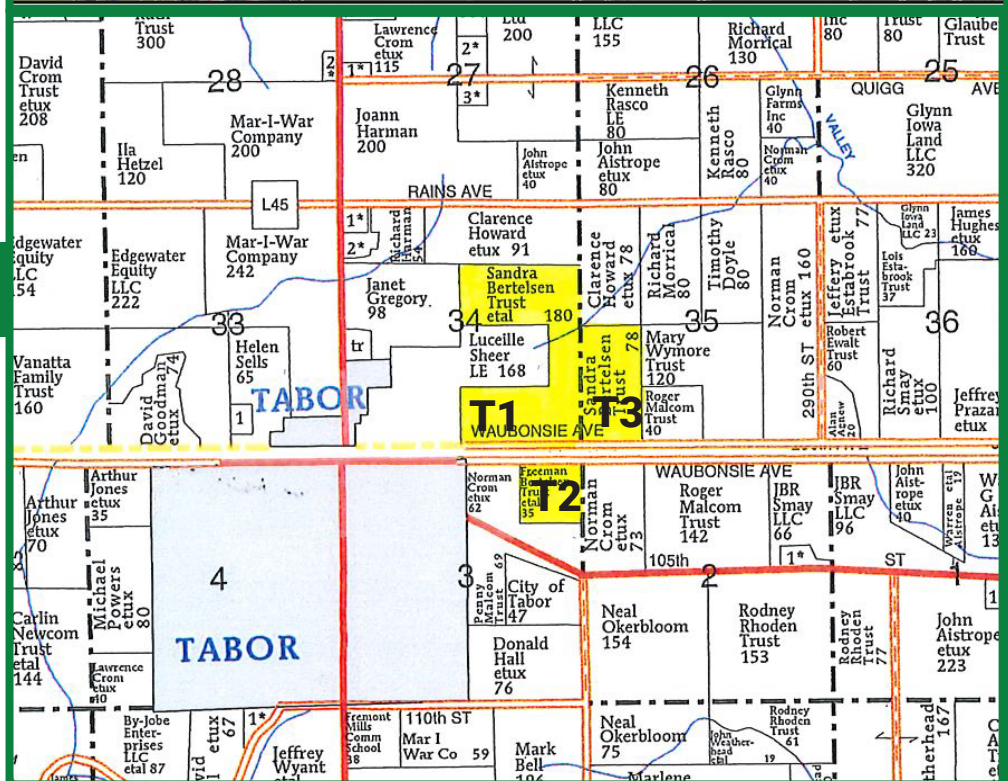
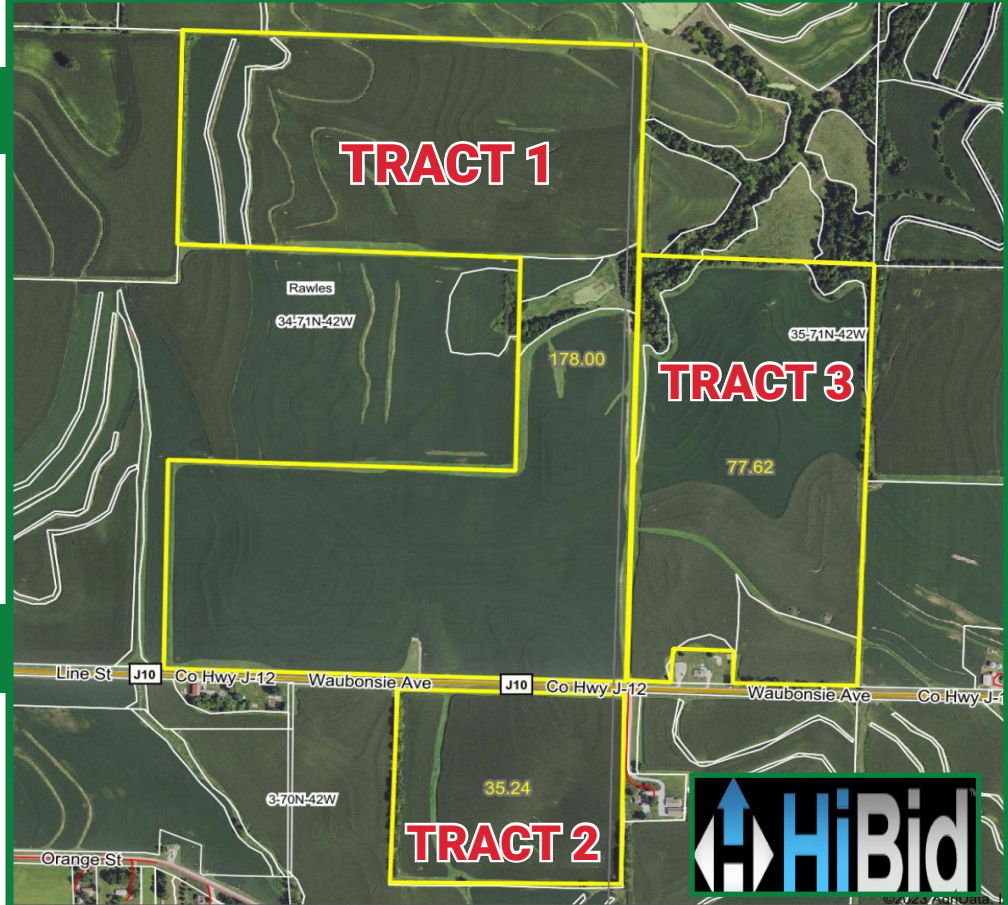
FARM #1041 | TRACT #1110

FARMLAND: 36.41 CROPLAND: 36.41
DCP CROPLAND: 36.41 TAXABLE ACRES: 35.24
TAXES: \$30.99 PER ACRE | \$1,029 ANNUAL
CORN BASE ACREAGE: 19.40 PLC YIELD: 175
BEAN BASE ACREAGE: 14.10 PLC YIELD: 51
TOTAL BASE ACREAGE: 33.5
CSR II: 72.9 PART OF SEC. 3-70N-42W, FREMONT CO

TRACT 3 INFO: 77.62 ACRES

FARM #943 | TRACT #1095

FARMLAND: 79.59 CROPLAND: 73.27
DCP CROPLAND: 73.27 TAXABLE ACRES: 77.62
TAXES: \$32.44 PER ACRE | \$2,518 ANNUAL
CORN BASE ACREAGE: 29.30 PLC YIELD: 168
BEAN BASE ACREAGE: 29.30 PLC YIELD: 46
TOTAL BASE ACREAGE: 58.60
CSR II: 77 PART OF SEC. 35-71N-42W, MILLS CO



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 8, 2023. 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. Subject to tenant's rights. 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.

AUCTIONEER'S NOTE: Very high-quality package of farms located just on the Northeast edge of Tabor, Iowa. Farms have had great tenancy over the years and the farms really show it. This should be one of the top offerings in Southwest Iowa this Fall. 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: SANDRA D. BERTELSEN LIVING TRUST & LYNDA LOU JENSEN LIFE ESTATE



AUCTIONEER: AL HUGHES
402-672-3621

BROKER: JIM HUGHES
712-520-7300



WWW.ALHUGHESAUCTION.COM