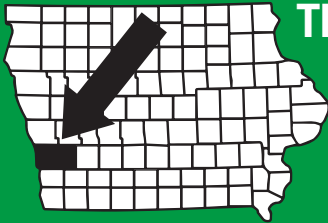


# PUBLIC LAND AUCTION

486.46 ACRES  
5 TRACTS  
GROVE TOWNSHIP



## POTTAWATTAMIE COUNTY, IOWA



THURSDAY, NOVEMBER 16TH, 2023  
10:30 AM

CARSON COMMUNITY CENTER  
316 S COMMERCIAL STREET  
CARSON, IOWA



AUCTION SERVICE

AUCTIONEER: AL HUGHES  
402-672-3621

AL@ALHUGHESAUCTION.COM



BROKER: JIM HUGHES  
712-520-7300

INFO@JIMHUGHESREALESTATE.COM

**SELLER: NORMA D. FRAIN TRUST**

# TRACT #1

# 119 Net Taxable Acres

## FSA INFORMATION

**Farm #5027 Tract #67/2530**

**Farmland: 119.93 Acres Est.**

**Cropland: 116.05 Acres Est.**

**Corn Base: 48.10 PLC Corn: 158**

**Bean Base: 46.70 PLC Bean: 48**

**CSRII: 79.2**

**Brief Legal: 33-74N-39W**

Grove Township, Pottawattamie County

**Taxes: \$4664 or \$39.19/acre**



## DIRECTIONS TO THE FARM:

From Hwy 59 and Pioneer Trail just East of Macedonia -  
Take Pioneer Trail East 3 miles, then turn South on 440th St for ½ mile.  
Signs will be posted!



## AUCTIONEER'S NOTE

Very nice, desirable farm  
with gently rolling slopes  
and an excellent spot to  
build a home under the  
mature oak trees.  
Beautiful Farm!

# TRACT #2

# 38 Net Taxable Acres



## FSA INFORMATION

**Farm #5027 Tract #96**

**Farmland: 37.63 Acres**

**Cropland: 37.63 Acres**

**Corn Base: 16.90 PLC Corn: 158**

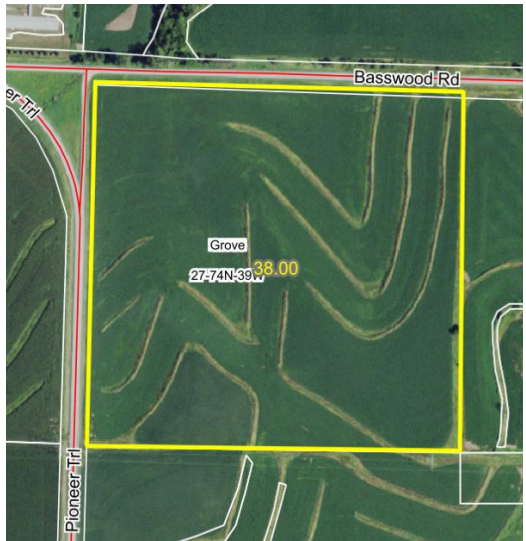
**Bean Base: 16.30 PLC Beans: 48**

**CSRII: 73**

**Brief Legal: 27-74N-39W**

Grove Township, Pottawattamie County

**Taxes: \$1,364 or \$35.89/acre**



## DIRECTIONS TO THE FARM:

From Hwy 59 and Pioneer Trail just East of Macedonia - Take Pioneer Trail 4.5 miles East. The farm is located on the Southeast corner.

Signs will be posted!



[WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)



## AUCTIONEER'S NOTE

This parcel has great county road access on two sides. This farm would make a great addition to anyone's program.

# TRACT #3

# 77.11 Net Surveyed Acres

## FSA INFORMATION

**Farm #5027 Tract #8032**

**Farmland: 77 Acres Est.**

**Cropland: 70 Acres Est.**

**Corn Base: TBS PLC Corn: 158**

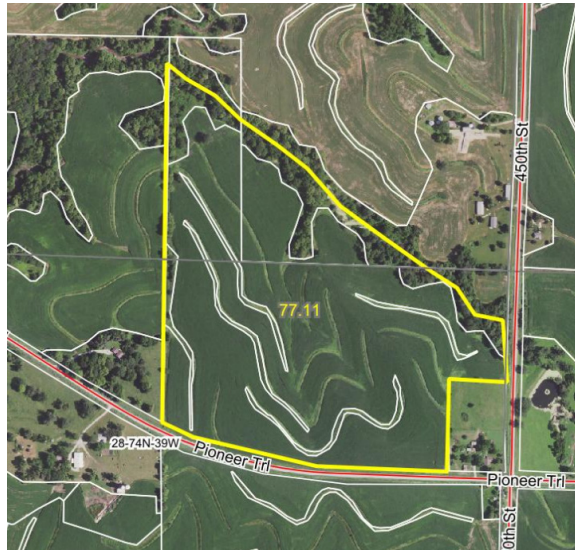
**Bean Base: TBS PLC Bean: 48**

**CSRII: 67.7**

**Brief Legal: 21,28-74N-39W**

Grove Township, Pottawattamie County

**Est. Taxes: \$2,463 or \$31.94/acre**



## DIRECTIONS TO THE FARM:

From Hwy 59 and Pioneer Trail just East of Macedonia - Take Pioneer Trail East 3.5 miles. The farm is located on the North side of the road.  
Signs will be posted!



AUCTION SERVICE

[WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)



## AUCTIONEER'S NOTE

Nice sized farm that is highly tillable with a little hunting timber for recreation. The North property line on this tract is the center of the ditch.

# TRACT #4

# 88.07 Net Surveyed Acres



## FSA INFORMATION

**Farm #5027 Tract #10204**

**Farmland: 75 Acres Est.**

**Cropland: 75 Acres Est.**

**Corn Base: TBS PLC Corn: 158**

**Bean Base: TBS PLC Bean: 48**

**CSRII: 70.7**

**Brief Legal: 21-74N-39W**

Grove Township, Pottawattamie County

**Est. Taxes: \$4,917 or \$55.83/acre**



## ACREAGE HOUSE INFORMATION:

3 Bed | 1.5 Bath | Ranch Style | Built in 1994 | Full Unfinished Basement  
1 Car Garage | 1,232 Sq Ft | Outbuildings: 40' x 90' Pole Shed & 40' x 80' Pole Shed

## DIRECTIONS TO THE FARM:

From Hwy 59 and Pioneer Trail just East of Macedonia - Take Pioneer Trail East 4 miles. Then turn North on 450th St for ¼ mile. Signs will be posted! Property address is 12070 450th St, Carson, IA 51525.



[WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)



## AUCTIONEER'S NOTE

Please call for a private showing of the acreage. This tract has grain storage, Harvestores and many outbuildings.

# TRACT #5

# 164.28 Net Surveyed Acres



## FSA INFORMATION

**Farm #5027 Tract #10204**

**Farmland: 164.28 Acres Est.**

**Cropland: 130 Acres Est.**

**Corn Base: TBS PLC Corn: 158**

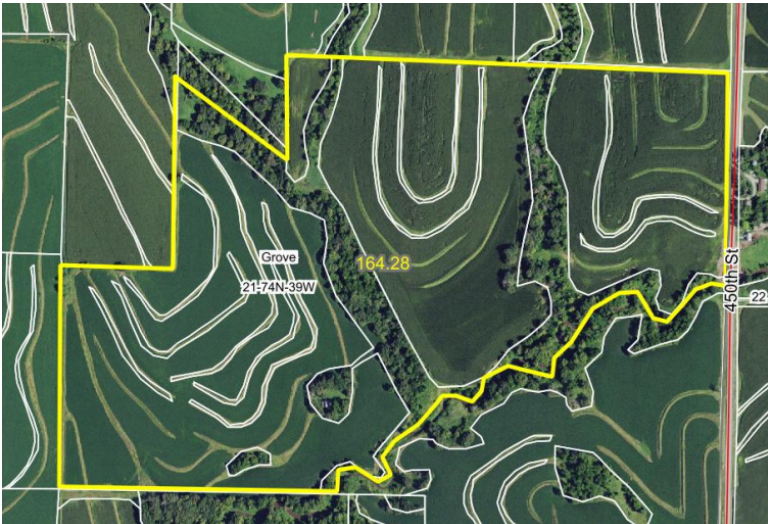
**Bean Base: TBS PLC Bean: 48**

**CSRII: 70.4**

**Brief Legal: 21-74N-39W**

Grove Township, Pottawattamie County

**Est. Taxes: \$5,316 or \$32.36/acre**



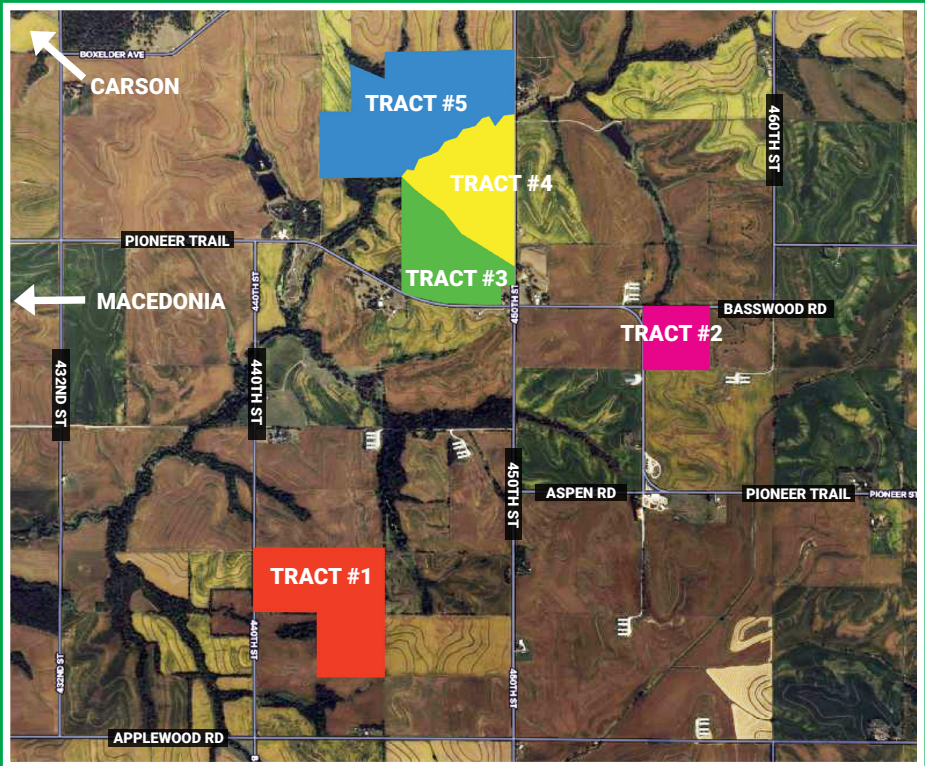
### DIRECTIONS TO THE FARM:

From Hwy 59 and Pioneer Trail just East of Macedonia - Take Pioneer Trail East 4 miles. Then turn North on 450th St for ½ mile. Signs will be posted!



### AUCTIONEER'S NOTE

This farm is attractive for many reasons. Good quality tillable acres, excellent hunting / recreation, added tillable land is available if decided to bring in the heavy equipment.



**ONLINE BIDDING AVAILABLE AT [WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.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 December 29th, 2023. Abstracts will be provided for each tract.

**Acceptance of Bids:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to owner's approval. Your bidding is not subject to financing, so financing must be arranged prior to the auction.

**Possession:** At closing. Subject to tenants rights until March 1, 2024.

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

**Disclaimer:** Announcements made by the auctioneer at the time of the 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 purchase agreement. 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 auction increments of bidding are the direction and discretion of the auctioneer.



410 S Locust | PO BOX 111  
Glenwood, Iowa 51534

**PUBLIC LAND AUCTION**  
*Information Enclosed*

**Pottawattamie County, Iowa**  
**486.46 Acres**  
**5 Tracts**