

PUBLIC LAND AUCTION

LIVE AUCTION W/ INTERNET BIDDING

**147.6 ACRES | FREMONT COUNTY | SIDNEY TWP
THURSDAY, JANUARY 4 @ 10:30 AM**

Location of Auction: United Faith Church - 1975 US Hwy 275, Sidney, IA 51652
Directions to the farm: From Sidney, IA - drive 3 miles South on Hwy 275. Turn East on 240th St for 1 mile. Both tracts are at the intersection of 240th St, 295th Ave, and 297th Ave. Signs will be posted!

147.6 ACRES SELLING IN 2 TRACTS

TRACT 1 - 22 ACRES M/L

FARMLAND: 22 ACRES EST
CROPLAND: 18 ACRES EST
TAXABLE ACRES: 22 M/L
EST. TAXES: \$31.16 PER ACRE | \$685.52 ANNUAL
PART OF SEC. 14 - 68N - 42W

73.8 CSRII



TRACT 2 - 125.6 ACRES M/L

FARMLAND: 125.6 ACRES EST
CROPLAND: 105 ACRES EST
TAXABLE ACRES: 125.6 M/L
EST. TAXES: \$31.08 PER ACRE
\$3,903.65 ANNUAL
PART OF SEC. 23 - 68N - 42W



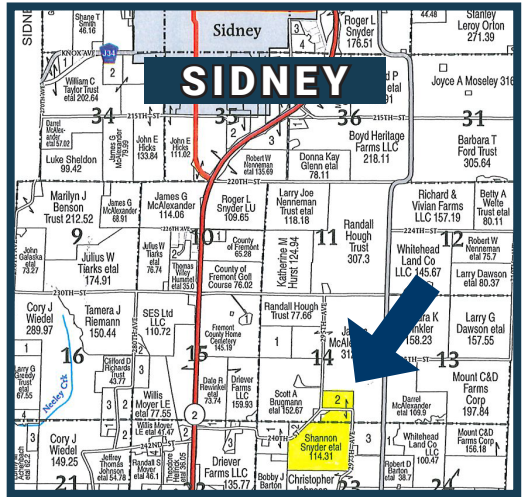
74.4 CSRII



T1 & T2 COMBINED FSA INFORMATION:

FARM #3674 | TRACT #1572
FARMLAND: 153.70
CROPLAND: 147.32
DCP CROPLAND: 147.32
CORN BASE ACREAGE: 70.70 **PLC YIELD:** 158
BEAN BASE ACREAGE: 68.10 **PLC YIELD:** 45
TOTAL BASE ACREAGE: 138.80

**ONLINE BIDDING AVAILABLE @
WWW.ALHUGHESAUCTION.COM**



** FREMONT CO FSA WILL SPLIT ONCE DEEDS ARE FILED

LIVE AUCTION W/ ONLINE BIDDING

METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed/taxable acres.
TERMS: 10% down day of auction with balance due at closing on or before February 16, 2024. 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, 2024.
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.

AUCTIONEER'S NOTE: These two farms would fit well in anyone's program. Great soil types with conservation practices in place. The farms have excellent county road access.

SELLERS: MICHAEL SNYDER, SHANNON SNYDER, KATIE PRINCEHOUSE, MINDY HALL



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

**CONTACT
JIM HUGHES
REAL ESTATE
712-527-3114**

WWW.ALHUGHESAUCTION.COM

