

# PUBLIC LAND AUCTION

419.86 ACRES  
4 TRACTS



## ***FRANKLIN and BUTLER COUNTY, IOWA***

**TUESDAY, MARCH 5, 2024 @ 10:30 AM**

**FRANKLIN COUNTY CONVENTION CENTER  
1008 CENTRAL AVE W  
HAMPTON, IOWA 50441**



**AUCTIONEER: AL HUGHES  
402-672-3621**

**AL@ALHUGHESAUCTION.COM**



**BROKER: JIM HUGHES 712-520-7300  
AGENT: ADRIAN WOLFE 641-414-2256  
INFO@JIMHUGHESREALESTATE.COM**

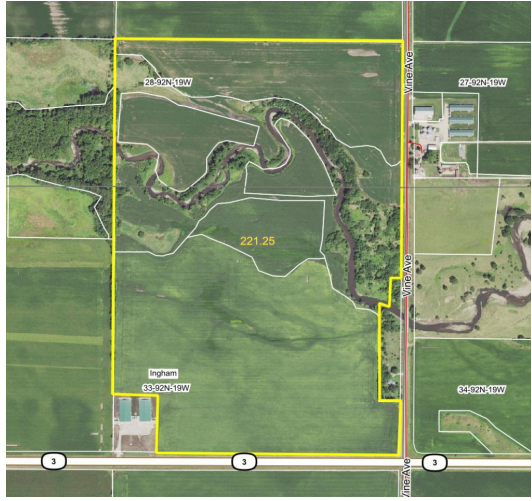
**SELLER: CHARLES E. LAKIN HUMAN SERVICES  
CAMPUS FOUNDATION AND C E L F I 2, LLC**

# TRACT #1 221.25 Net Taxable Acres

## FSA INFORMATION

Farm #9269 Tract #8737  
Farmland: 224.07  
Cropland: 181.57  
Corn Base: 102.33 PLC Corn: 121  
Bean Base: 51.23 PLC Bean: 35  
Total Base: 153.56  
CSRII on tillable: 64.8  
CSRII on taxable: 59.6  
Taxes: \$5,614 or \$25.37/acre  
Brief Legal: 28, 33-92N-19W  
Ingham Township,  
Franklin County IA

**Directions to the farm:** Drive 1 mile South of Hansell, Iowa on Timber Ave. Turn East on Hwy 3 for 1/2 mile. Farm is on the North side of the road. Signs will be posted!



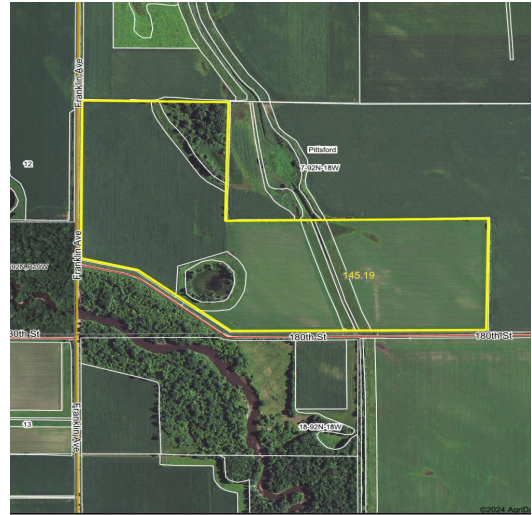
# TRACT #2 145.18 Net Surveyed Acres M/L

## FSA INFORMATION

Farm #8516 Tract #5495  
Farmland: TBS  
Cropland: TBS  
Corn Base: TBS PLC Corn: TBS  
Bean Base: TBS PLC Bean: TBS  
CSRII: 57.5  
Est. Taxes: \$23.62/acre  
Brief Legal: 7-92N-18W  
Pittsford Township,  
Butler County IA

**Directions to the farm:** 2 miles North of Dumont, Iowa on Clay Ave (T16), then turn West on 180th St for 1-3/4 mile. Farm is on the North side of the road. Signs will be posted!

\*Tracts 2 and 3 will be surveyed to complete property split.



**AUCTIONEER'S NOTE:** Here is a great opportunity to add land to your farming operation or your investment portfolio. Farms are not rented for the 2024 crop year. Please call with any questions you may have on these 4 tracts of land. Online and in-person bidding will be available at the auction. Information packets will be available upon request.

# TRACT #3

## 15.5 Net Surveyed Acres M/L

### FSA INFORMATION

Farm #8516 Tract #5495

Farmland: TBS

Cropland: TBS

Corn Base: TBS     PLC Corn: TBS

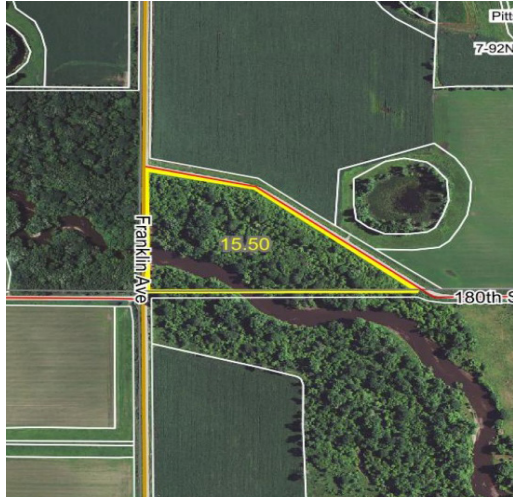
Bean Base: TBS     PLC Bean: TBS

Est. Taxes: \$23.62/acre

Brief Legal: 7-92N-18W

Pittsford Township,

Butler County IA



**Directions to the farm:** 2 miles North of Dumont, Iowa on Clay Ave (T16), then turn West on 180th St for 1-3/4 mile. Farm is on the South side of the road. Signs will be posted!

\*Tracts 2 and 3 will be surveyed to complete property split.

# TRACT #4

## 37.93 Net Taxable Acres

### FSA INFORMATION

Farm #8518 Tract #5057

Farmland: 39.29

Cropland: 37.23

Corn Base: 27.20     PLC Corn: 133

Bean Base: 4.00     PLC Bean: 40

CSRII: 40.5

Taxes: \$680 annual or \$17.93/acre

Brief Legal: 35-93N-19W

West Fork Township,

Franklin County IA

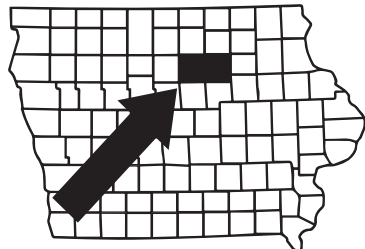
### CRP INFO:

CP21 - 2.36 ACRES @ \$292.15 - expires 9-30-2031

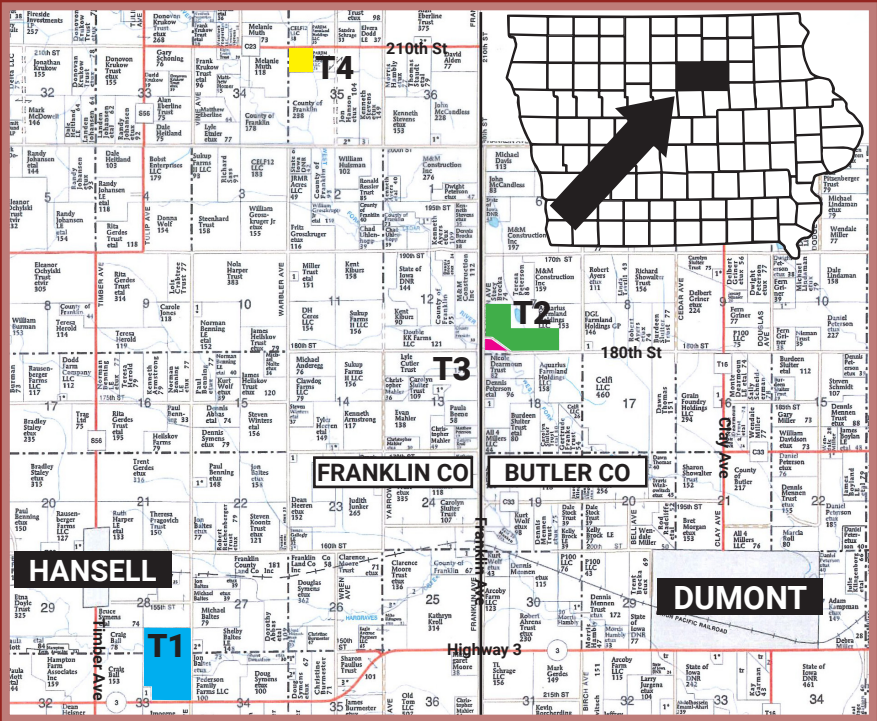
CP21 - 3.30 ACRES @ \$292.15 - expires 9-30-2031



**Directions to the farm:** 3 miles west of Aredale on 150th St, which turns to 210th St in Franklin Co. Farm is on the South side of the road. Signs will be posted!







**ONLINE BIDDING AVAILABLE AT [WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)**

**METHOD OF AUCTION:** Farms will be sold on a dollar per acre basis to be multiplied by the net taxable/surveyed acres.

**TERMS:** 10% down day of auction with balance due at closing on or before April 12, 2024. 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.

**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.