

LIVE AUCTION W/ INTERNET BIDDING

PUBLIC LAND AUCTION

324.11 NET TAXABLE ACRES - SELLING IN 3 TRACTS

TUESDAY, MARCH 19, 2024 @ 10:30 AM

Location of Auction: AL HUGHES AUCTION FACILITY - 21929 221ST ST S, GLENWOOD/PJ

Directions to the farm: The farms are located 1/2 mile South of Bartlett, Iowa. Take the McPaul/Thurman exit 20 on Interstate 29. Drive 3.5 miles North on Western Ave. Signs will be posted!

TRACT 1 INFO: 131.83 ACRES

FARM #5531 | TRACT #4634 *FSA to combine farms after closing
FARMLAND: 96.37
CROPLAND: 96.37
CORN BASE ACREAGE: 95.48 **PLC YIELD:** 160
TOTAL BASE ACREAGE: 95.48

70.9 CSRII

FARM #5596 | TRACT #3112
FARMLAND: 34.45
CROPLAND: 34.45
CORN BASE ACREAGE: 34.12 **PLC YIELD:** 160
TOTAL BASE ACREAGE: 34.12
TAXES: \$3,932 | \$29.83 PER ACRE
 PART OF SEC. 9-70N-43W, FREMONT CO

Farm has Reinke pivot irrigation!

TRACT 2 INFO: 156.21 ACRES

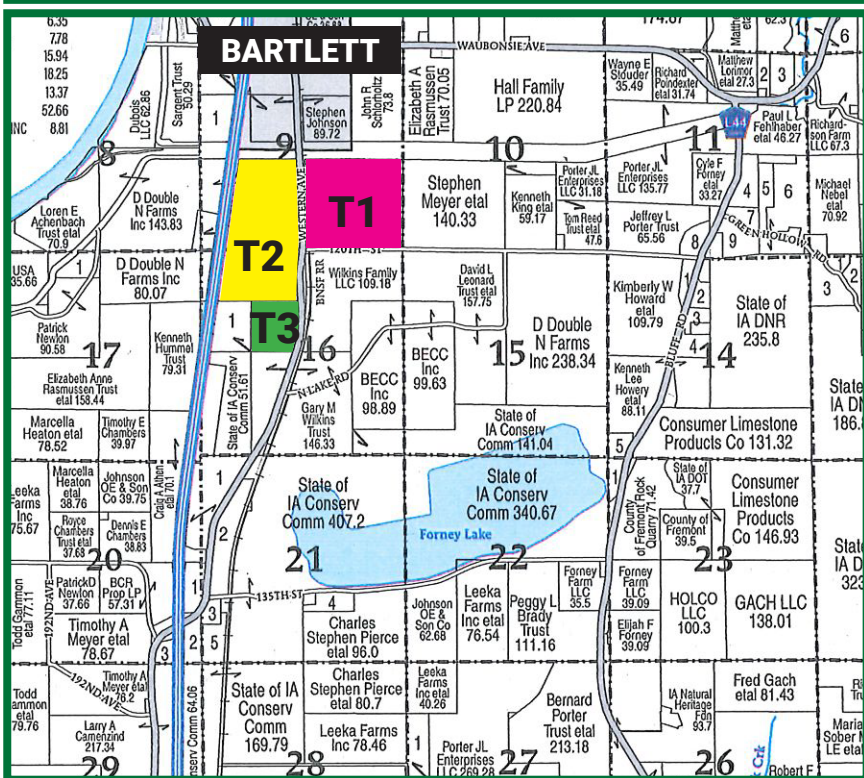
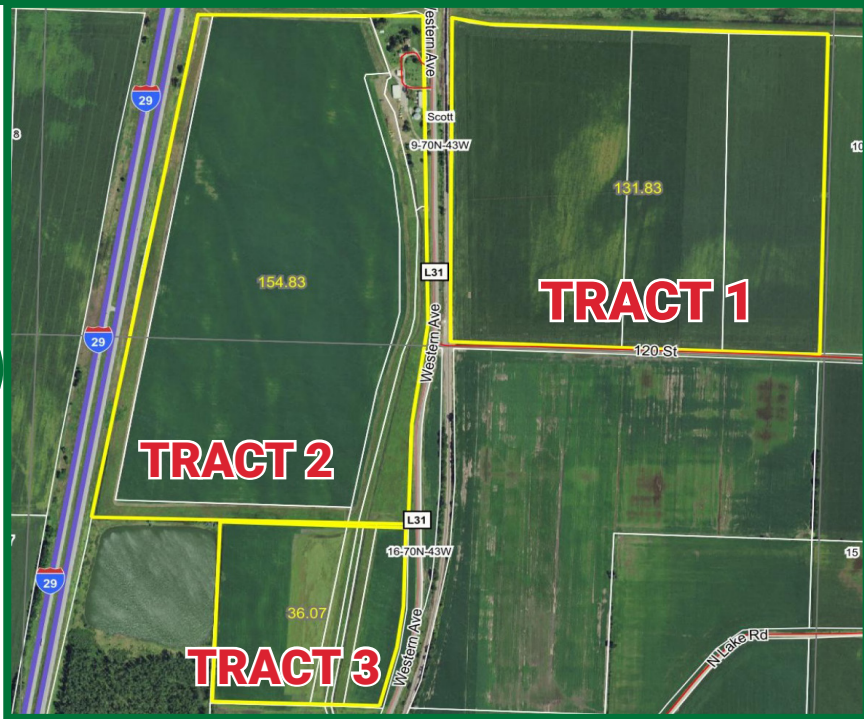
FARM #5531 TRACT #3653
FARMLAND: 156.13
CROPLAND: 149.29
EST. TAXES: \$3,849 | \$24.86/ACRE
CORN BASE ACREAGE: 88 **PLC YIELD:** 139
BEAN BASE ACREAGE: 30.20 **PLC YIELD:** 43
TOTAL BASE ACREAGE: 118.20
 PART OF SEC. 9, 16 -70N-43W, FREMONT CO
CRP INFO: 3.19 ACRES - CP21 @ \$300/ACRE THRU 9-30-33
 6.28 ACRES - CP21 @ \$300/ACRE THRU 9-30-33
 6.47 ACRES - CP21 @ \$300/ACRE THRU 9-30-33

60.9 CSRII

TRACT 3 INFO: 36.07 ACRES

FARM #5596 | TRACT #1504
FARMLAND: 37.87
CROPLAND: 36.62
TAXES: \$936 ANNUAL | \$25.95/ACRE
CORN BASE ACREAGE: 30.70 **PLC YIELD:** 127
TOTAL BASE ACREAGE: 30.70
 PART OF SEC. 16-70N-43W, FREMONT CO
CRP INFO: 2.60 ACRES - CP21 @ \$300/ACRE THRU 9-30-33
 2.50 ACRES - CP21 @ \$300/ACRE THRU 9-30-33

67.9 CSRII



AUCTIONEER'S NOTE: Here is a good opportunity to own Missouri River bottom land. Land tax on the farms is between \$25 to \$30 per acre. Everyone in the ag industry talks about speed and efficiency is the future of ag...well, these farms fit that narrative to a T. Tract 1 has a 2007 Reinke 6-tower pivot irrigation system. Seller willing to discuss the sale of the diesel power unit to the new buyer after the auction.

METHOD OF AUCTION: Farm 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 May 1, 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. Buyer(s) able to farm the properties once purchase agreement is signed.
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.

SELLER: D DOUBLE N FARMS, INC AND NANCY NEWLON REVOCABLE TRUST



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