

PUBLIC LAND AUCTION

158.5 ACRES | PAGE COUNTY | MORTON TWP

TUESDAY, MARCH 26 @ 10:30 AM

Location of Auction: Shenandoah Elks Lodge - 709 S Fremont St, Shenandoah, IA 51601

Directions to the farm: From Shenandoah, IA - Take A Ave South 1 mile, turn East on 220th St, then South on B Ave. Drive 1.5 miles. The farm is on the East side of the road. Signs will be posted!

158.5 NET TAXABLE ACRES

FSA INFORMATION: FARM #4946 | TRACT #287

FARMLAND: 162.62

CROPLAND: 134.50

TAXABLE ACRES: 158.5

TAXES: \$22.50 PER ACRE

CORN BASE ACREAGE: 75.20

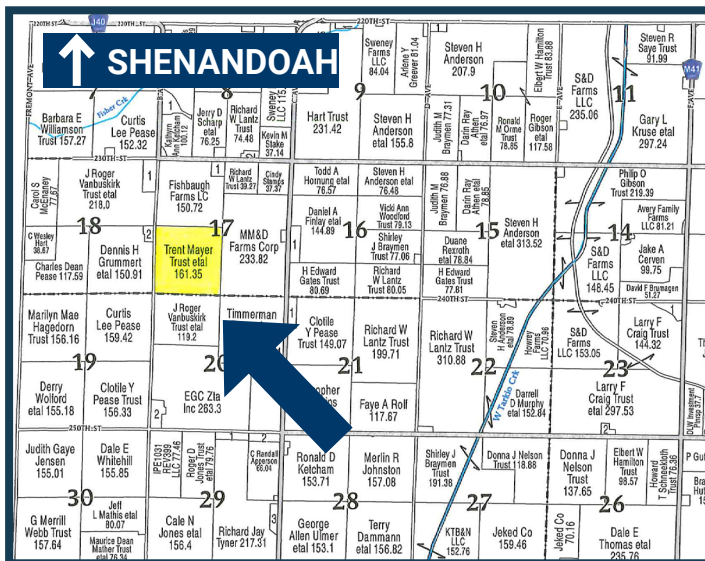
PLC YIELD: 110

TOTAL BASE ACREAGE: 75.20

SW 1/4 OF SEC. 17 - 68N - 39W

67.4
CSRII

ONLINE BIDDING AVAILABLE @
WWW.ALHUGHESAUCTION.COM



AUCTIONEER'S NOTE: This farm has open tenancy for the 2024 crop year. Gently rolling hill farm with tons of potential. Many acres to pickup within the fences. See you at the auction!

LIVE AUCTION W/ ONLINE BIDDING

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 May 3, 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. Buyer able to farm the property once purchase agreement is signed and earnest deposit is in the bank.

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: TRENT & JANE MAYER FAMILY TRUST



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



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