

LIVE AUCTION W/ INTERNET BIDDING

# PUBLIC LAND AUCTION

## 372.50 NET TAXABLE ACRES - SELLING IN 3 TRACTS THURSDAY, NOVEMBER 9 @ 10:30 AM

Location of Auction: Lakin Community Center - 61321 315th St, Malvern, IA 51551

### TRACT 1 INFO: 77 ACRES

**FARMLAND:** 76.78  
**CROPLAND:** 75.14  
**DCP CROPLAND:** 75.14  
**TAXES:** \$34.94 PER ACRE  
**CORN BASE ACREAGE:** 38.4  
**PLC YIELD:** 158  
**BEAN BASE ACREAGE:** 35.7  
**PLC YIELD:** 49  
**TOTAL BASE ACREAGE:** 74.1  
PART OF SEC. 6-70N-40W, MONROE TOWNSHIP, FREMONT COUNTY, IOWA

90 CSRII



**ONLINE BIDDING AVAILABLE @**  
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**Directions to Tract 1:** 1/2 mile North of Imogene, IA, then drive 2.5 miles West on 110th St. The farm is located on the corner of 110th St and 370th Ave in Monroe TWP, Fremont County. Signs will be posted.

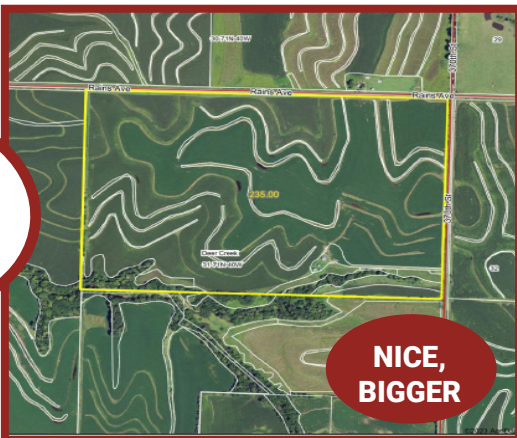
**Directions to Tract 2:** 7 miles South of Hastings, IA on 360th St. Then 1/4 mile East on Rains Ave in Deer Creek TWP, Mills County. Signs will be posted.

**Directions to Tract 3:** This farm is located on the South edge of Malvern. Pull in the driveway at 61321 315th St. and drive East, in Silver Creek TWP, Mills County. Signs will be posted.

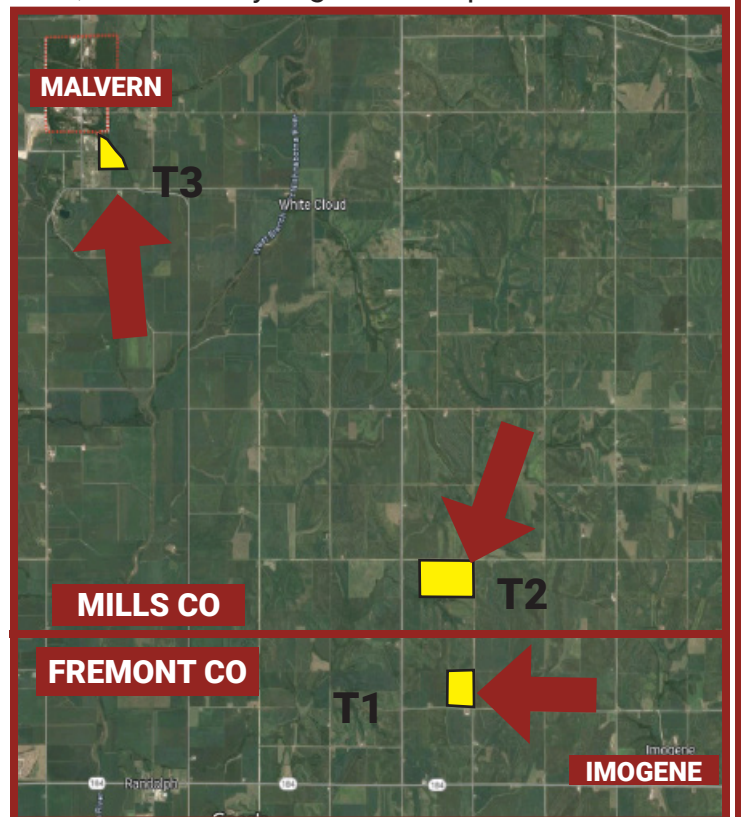
### TRACT 2 INFO: 235 ACRES

**FARM #3735 | TRACT #335**  
**FARMLAND:** 232.32  
**CROPLAND:** 221.09  
**DCP CROPLAND:** 212.09  
**TAXES:** \$34.09 PER ACRE  
**CORN BASE ACREAGE:** 119.6  
**PLC YIELD:** 139  
**BEAN BASE ACREAGE:** 89.4  
**PLC YIELD:** 42  
**TOTAL BASE ACREAGE:** 209  
PART OF SEC. 31-71N-40W, DEER CREEK TOWNSHIP, MILLS COUNTY, IOWA

74.1 CSRII



**CRP INFO:**  
CP21 - 1.62 acres thru 2029 @ \$201/acre  
CP21 - 2.30 acres thru 2029 @ \$201/acre  
CP21 - 3.62 acres thru 2029 @ \$201/acre



### TRACT 3 INFO: 60.5 ACRES

**FARM #1764 | TRACT #848**  
**FARMLAND:** 58.01  
**CROPLAND:** 58.01  
**DCP CROPLAND:** 58.01  
**TAXES:** \$30.80 PER ACRE  
**CORN BASE ACREAGE:** 37  
**PLC YIELD:** 151  
**BEAN BASE ACREAGE:** 18.6  
**PLC YIELD:** 46  
**TOTAL BASE ACREAGE:** 55.6  
PART OF SEC. 32-72N-41W, SILVER CREEK TOWNSHIP, MILLS COUNTY, IA  
\*farm will be accessed by easement

73.7 CSRII



**AUCTIONEER'S NOTE:** This auction will not disappoint. The 3 farms selling have one thing in common: quality. Tracts 1 boasts the best soil types in the state. The size of Tract 2 makes this farm attractive. Tract 3 borders the Mills County Fairgrounds to the West with gentle rolling slopes. Please call if you would like more information on any of these top-notch SW IA farms.

**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 22, 2023. 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. Subject to tenant's rights. 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.

## SELLER: CHARIOT FARMS LLC



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