

PUBLIC LAND AUCTION

110.15 ACRES | MILLS COUNTY | INGRAHAM TWP

THURSDAY, JULY 25 @ 10:30 AM

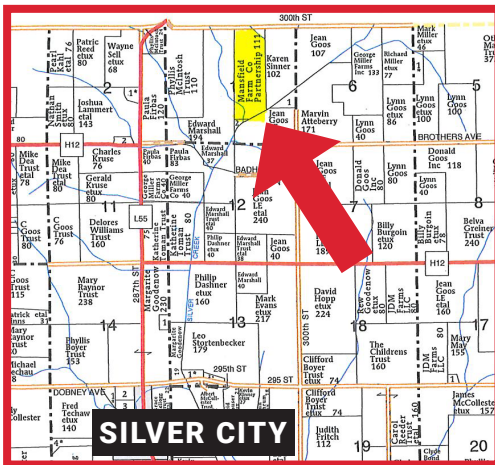
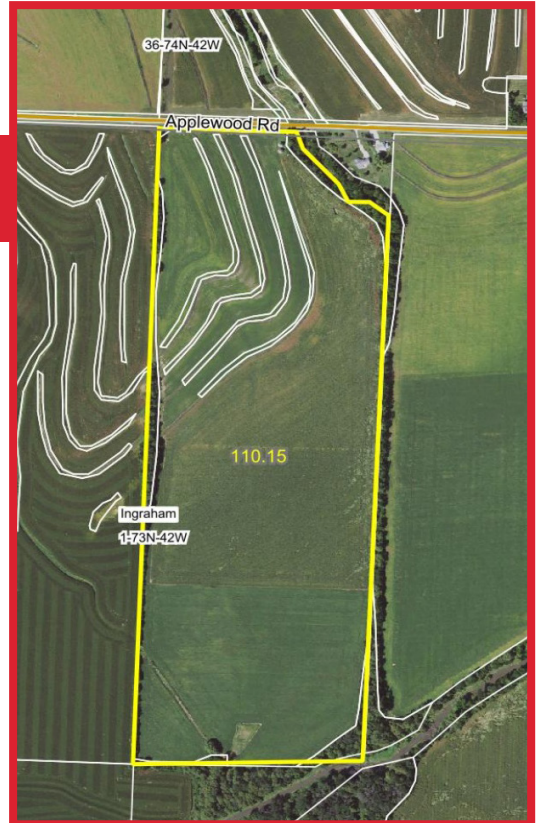
Location of Auction: Silver City American Legion - 508 Main St, Silver City, IA 51571

Directions to the farm: From Silver City, IA - drive North on 287th St for 3 miles, then turn East onto Applewood Rd. Drive 1 mile. The farm is located on the South side of the road. Signs will be posted!

FSA INFORMATION:
FARM # 2623 TRACT #638

110.15 ACRES

FARMLAND: 112.95 **CROPLAND:** 106.06
DCP CROPLAND: 106.06
TAXABLE ACRES: 110.15
TAXES: \$38.18 PER ACRE | \$4,206 ANNUAL
CSRII: 79.4 PART OF SEC. 1 - 73N - 42W
CORN BASE ACREAGE: 81.40 **PLC YIELD:** 168
BEAN BASE ACREAGE: 23.90 **PLC YIELD:** 45
TOTAL BASE ACREAGE: 105.30



AUCTIONEER'S NOTE:
This farm is located in Mills County on the county line Applewood Rd. Most of the farm is Silver Creek bottom. The new buyer will receive the entire 2024 cash rent on January 2nd, 2025. See you at the sale!

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 August 30, 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, 2025.

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: MANSFIELD FARM CO.
LIMITED PARTNERSHIP**



AUCTIONEER: AL HUGHES
402-672-3621

BROKER: JIM HUGHES
712-520-7300



WWW.ALHUGHESAUCTION.COM

