

PAGE COUNTY, IOWA PUBLIC LAND AUCTION

**2 TRACTS | 149.30 NET TAXABLE ACRES
PAGE COUNTY, IOWA**

THURSDAY, JANUARY 23, 2025 @ 10:30 AM

LOCATION OF AUCTION: Wibholm Hall - 200 S 6th St, Clarinda, IA 51632

Directions to farms: 4.5 miles West of Shambaugh on J52/270th St or 4 miles East of Coin on J52/270th St. Farms are located on the North and South side of the road. Signs will be posted!

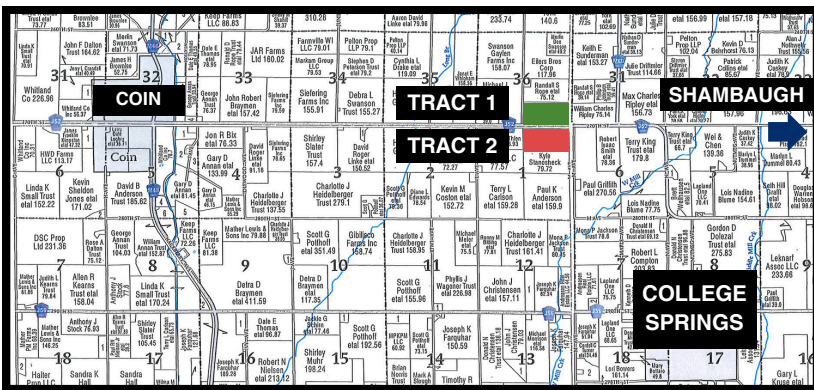
TRACT 1 - 73.64 ACRES

FARM #5157 - TRACT #373
FARMLAND: TBS
CROPLAND: TBS DCP CROPLAND: TBS
TAXABLE ACRES: 73.64
TAXES: \$2,170 ANNUAL | \$29.47 PER ACRE
CORN BASE ACREAGE: TBS PLC YIELD: TBS
BEAN BASE ACREAGE: TBS PLC YIELD: TBS
TOTAL BASE ACREAGE: TBS
CSRII: 75.4
 PART OF SEC. 36 - T68N - R38W, Page Co, Iowa



TRACT 2 - 75.66 ACRES

FARM #5157 - TRACT #373
FARMLAND: TBS
CROPLAND: TBS DCP CROPLAND: TBS
TAXABLE ACRES: 73.64
TAXES: \$2,152 ANNUAL | \$28.44 PER ACRE
CORN BASE ACREAGE: TBS PLC YIELD: TBS
BEAN BASE ACREAGE: TBS PLC YIELD: TBS
TOTAL BASE ACREAGE: TBS
CSRII: 73.4
 PART OF SEC. 1 - T67N - R38W, Page Co, Iowa



**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. Closing to be February 26, 2025. Abstracts will be provided.

ACCEPTANCE OF BIDS: Successful bidders will enter into a purchase contract 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. Crop share lease in place for the 2025 crop year.

AGENCY: Auctioneer Allan Hughes & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

AUCTIONEER'S NOTE: Two really nice rolling hill farms located on J52/270th St between Coin and Shambaugh. These farms have had excellent care with conservation considered. The farms are located right across the road from each other. because of the proximity of both farms, the high bidder will have the right to choose one or both farms. Please call to discuss the crop share lease on these properties for the 2025 crop year. Acreage on Tract 1 is NOT part of the sale.

SELLER: DONALD RIPLEY



Allan Hughes - Agent/Auctioneer - 402-672-3621

Jim Hughes - Broker - 712-520-7300

WWW.ALHUGHESAUCTION.COM



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.