

ONLINE ONLY

PUBLIC LAND AUCTION

80.31 NET TAXABLE ACRES PAGE COUNTY, IOWA

BIDDING OPENS THURSDAY, JANUARY 30 @ 12:00 PM BIDDING ENDS THURSDAY, FEBRUARY 13 @ 10:30 AM

80.31 NET ACRES ONLINE BIDDING ONLY

FARM #4020 - TRACT #2686

FARMLAND: 79.93

CROPLAND: 60.45

DCP CROPLAND: 60.45

TAXABLE ACRES: 80.31

TAXES: \$2,067 ANNUAL

CORN BASE ACREAGE: 11.30 PLC YIELD: 124

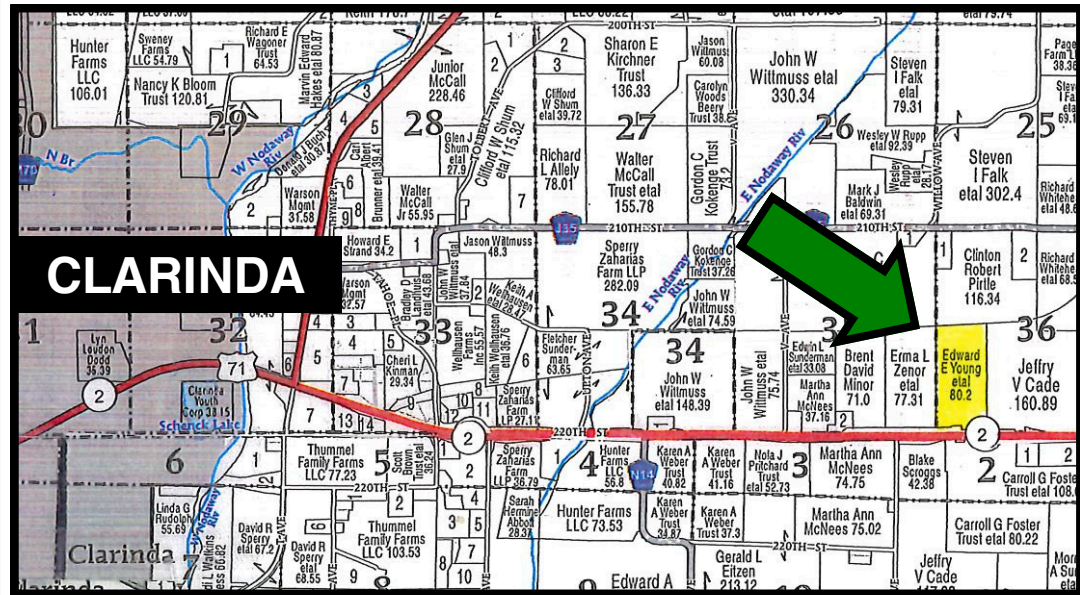
BEAN BASE ACREAGE: 11.30 PLC YIELD: 39

TOTAL BASE ACREAGE: 22.60

CSRII: 68.3

PART OF SEC. 36 - 69N - 36W, Page Co, Iowa

For online bidding, visit our website!



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 March 20, 2025. Abstract 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. Full possession 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: The farm is located just a few miles East of Clarinda, IA on Hwy 2. This farm offers farm income with excellent recreational hunting potential. Please give us a call to discuss the details about this property.

SELLER: EDWARD AND GAIL YOUNG



Jake Rice - Agent/Auctioneer - 641-202-3315
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.