

FREMONT COUNTY, IA

PUBLIC LAND AUCTION

156 ACRES | FREMONT COUNTY, IOWA
Sec 25-70N R40 West | Monroe TWP

TUESDAY, FEBRUARY 11 @ 10:30 AM

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

Directions to Farm: Farm is 3 Miles Southeast of Imogene, Iowa or 5 Miles North of Shenandoah, Iowa on Hwy 59 and 1/2 Mile West on 150th St (J22). Signs will be Posted!

156 NET TAXABLE ACRES

FARM #2192 - TRACT #871

FARMLAND: 154.71

CROPLAND: 142.04

DCP CROPLAND: 142.04

TAXABLE ACRES: 156

TAXES: \$6,034 ANNUAL | \$38.68 PER ACRE

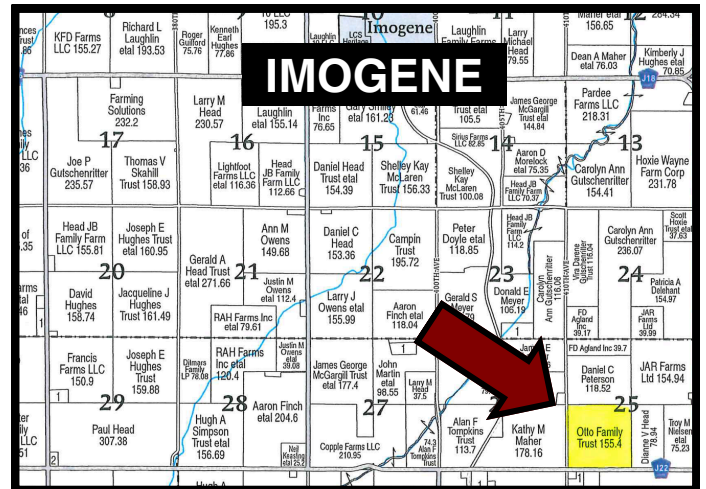
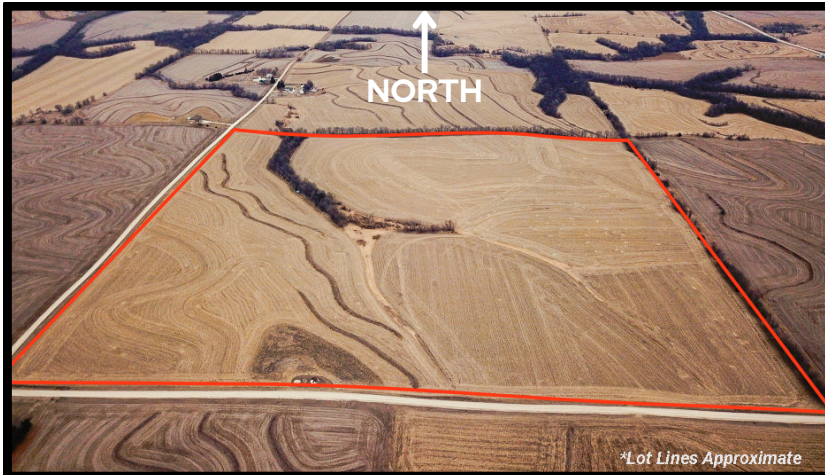
CORN BASE ACREAGE: 134.40 PLC YIELD: 118

BEAN BASE ACREAGE: 2.40 PLC YIELD: 38

TOTAL BASE ACREAGE: 136.80

CSRII: 81.2

PART OF SEC. 25 - 70N - 40W, Fremont Co, Iowa



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 11, 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. Farm is cash rented 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: This farm has powerful soil types which is the main ingredient in obtaining top yields. The farm is rented for the 2025 crop year. Call for rental details. Excellent quality Fremont County, Iowa hill farm. Buyer to receive 2025 cash rent at closing.

SELLER: OTTO FAMILY REVOC. TRUST



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.