

PUBLIC LAND AUCTION

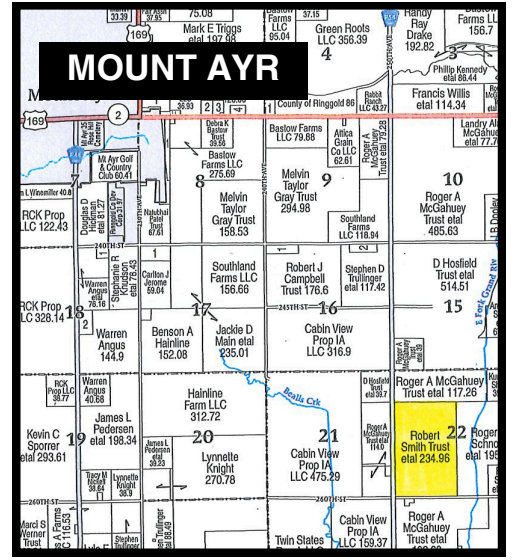
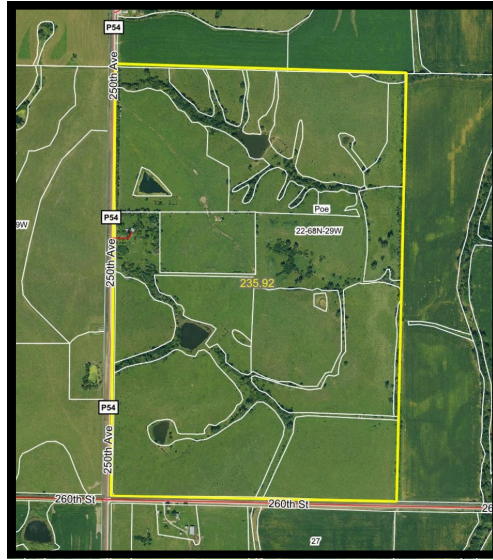
**2 TRACTS - 419 NET TAXABLE ACRES
RINGGOLD AND DECATUR COUNTY, IOWA**

THURSDAY, APRIL 17, 2025 @ 10:30 AM

**LOCATION OF AUCTION: DECATUR COUNTY FAIRGROUNDS
1700 NW CHURCH ST, LEON, IA 50144**

TRACT 1 - 235 ACRES

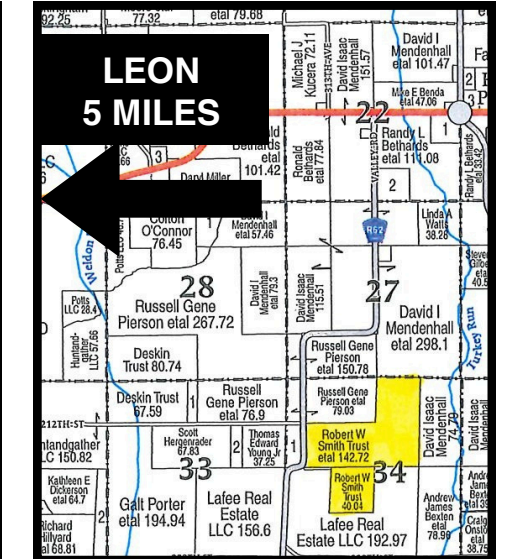
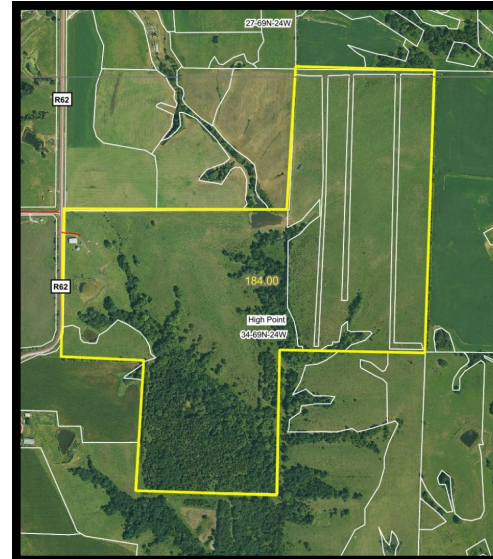
FARM #797- TRACT #1245
FARMLAND: 232.71
CROPLAND: 183.19 DCP CROPLAND: 183.19
TAXABLE ACRES: 235
TAXES: \$3,322 ANNUAL | \$14.14 PER ACRE
CORN BASE ACREAGE: 45.30 PLC YIELD: 89
OATS BASE ACREAGE: 6.20 PLC YIELD: 47
TOTAL BASE ACREAGE: 51.50
CSRII: 40
 PART OF SEC. 22 - 68N - 29W, Ringgold Co, Iowa
DIRECTIONS TO FARM: From Mount Ayr, IA - drive East on Hwy 2 for 2 miles, then turn South on County Rd P54/250th Ave. 3 miles. The farm is on the East side of the road. Signs will be posted!



TRACT 1 AUCTIONEER'S NOTE: This farm is currently being used as a grazing pasture with tremendous grass production throughout the farm. This farm features 4 ponds that appear to be in good shape and a 2,500-bushel bin. Good fence surrounding the property with the road frontage fence replaced within the last 2 years, multiple access points along the west and south property lines. This farm is open for the 2025 production year with full possession upon closing. If you're looking to expand your cattle operation or soften the load on existing pasture this farm needs to be on your radar.

TRACT 2 - 184 ACRES

FARM #4316- TRACT #7645
FARMLAND: 181.79
CROPLAND: 80.71
DCP CROPLAND: 80.71
TAXABLE ACRES: 184
TAXES: \$2,140 ANNUAL | \$11.63 PER ACRE
CORN BASE ACREAGE: 46.00
PLC YIELD: 96
TOTAL BASE ACREAGE: 46.00
CSRII: 33.5
 PART OF SEC. 34 - 69N - 24W, Decatur Co, Iowa
DIRECTIONS TO FARM: From Leon, IA - East on Hwy 2 for 6.5 miles, then turn South on Valley Rd. 2 miles. The farm is on the East side of the road. Signs will be posted!



TRACT 2 AUCTIONEER'S NOTE: This farm is currently being used as a grazing pasture that features 2 ponds that provide ample water supply. Additional features include an enclosed shed 40 x 60, (1) 12,000-bushel bin and (1) 1,500-bushel bin. Interior fence was replaced within the last year on the west line and 4 years on the north line. BIG TIME hunting potential with the surrounding landowners managing to grow large whitetails. Do not miss this opportunity to purchase an elite farm in the heart of Southern Iowa's Golden Triangle!

METHOD OF AUCTION: Farms 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 May 30, 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. Farming possession will be granted once purchase agreement is signed.
AGENCY: Auctioneer Allan Hughes, Agents Adrian Wolfe and Jake Rice, & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

**LIVE AUCTION W/
ONLINE BIDDING!**

SELLER: ROBERT & RUBY SMITH REVOCABLE TRUST

Adrian Wolfe - Agent - 641-414-2256
Jake Rice - Agent/Auctioneer - 641-202-3315
Allan Hughes - Agent/Auctioneer - 402-672-3621
Jim Hughes - Broker - 712-520-7300
WWW.ALHUGHESAUCTION.COM



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