PUBLIC LAND AUCTION

38.99 NET TAXABLE ACRES

SIDNEY EAST TWP, FREMONT CO, IOWA

TUESDAY, DECEMBER 30 @ 10:30 AM

LOCATION OF AUCTION: United Faith Church - 1975 US HWY 275, Sidney, IA 51652

Directions to farm: From Sidney, IA: Drive north 3 miles on Hwy 275. From Tabor, IA: Drive south 6 miles on Hwy 275. The farm is located on the south side of Hwy 275. Signs will be posted!

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FARM # 1026 - TRACT #1386

FARMLAND: 39.27

CROPLAND: 39.27

TAXES: $39.60 PER ACRE

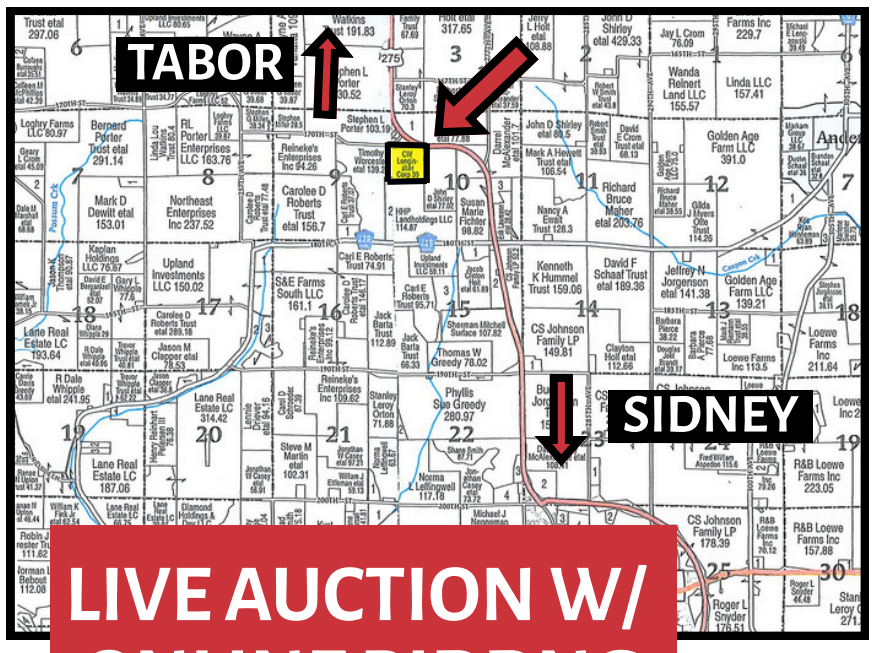
CORN BASE ACREAGE: 21.70 **PLC YIELD:** 153

BEAN BASE ACREAGE: 7.30 **PLC YIELD**:40

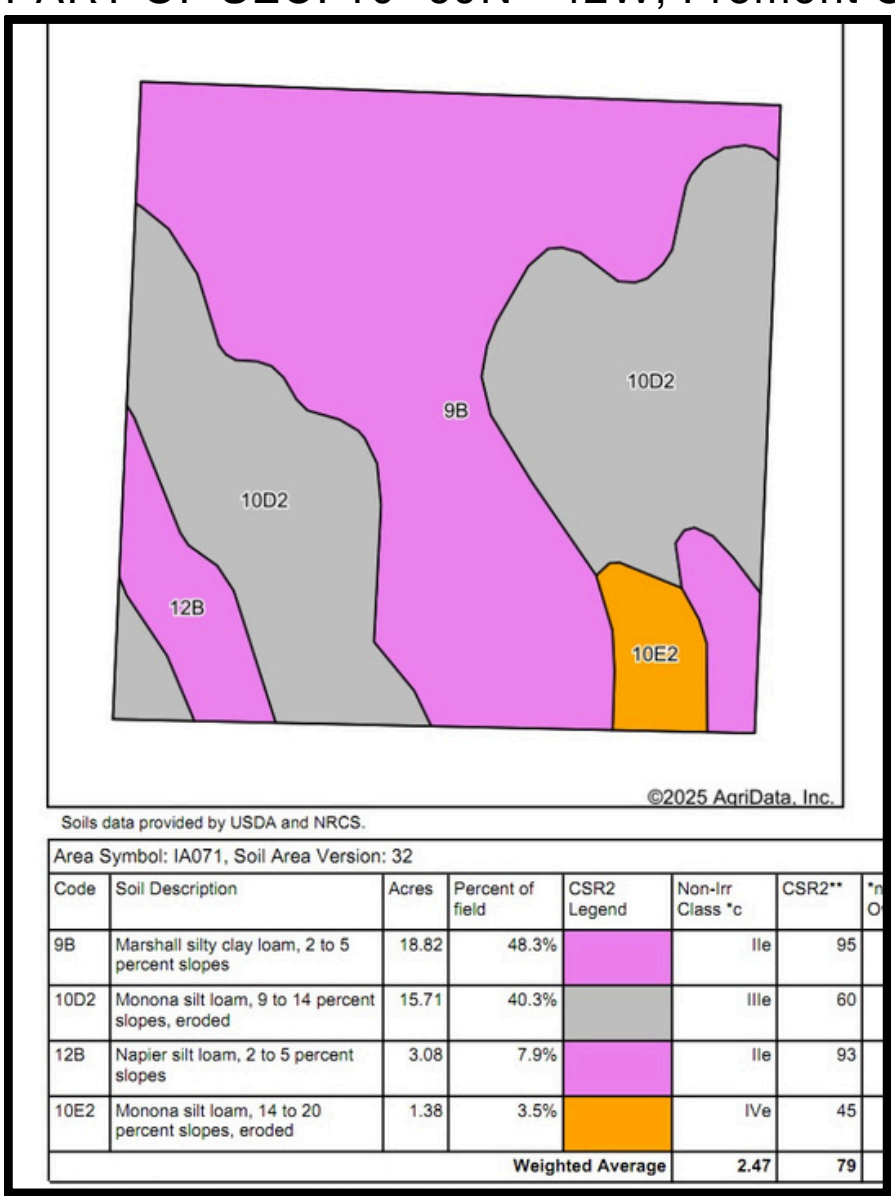
TOTAL BASE ACREAGE: 29

CSRII: 79

PART OF SEC. 10- 69N - 42W, Fremont Co, Iowa



LIVE AUCTION W/ ONLINE BIDDNG



Soils data provided by USDA and NRCS.

Area Symbol: IA071, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n O
9B	Marshall silty clay loam, 2 to 5 percent slopes	18.82	48.3%		IIe	95	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	15.71	40.3%		IIIe	60	
12B	Napier silt loam, 2 to 5 percent slopes	3.08	7.9%		IIe	93	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	1.38	3.5%		IVe	45	
				Weighted Average	2.47	79	

AUCTIONEER'S NOTE:
Great opportunity to own a well-maintained smaller farm in Fremont County. This property features above-average soil types and an excellent location along HWY 275 between Sidney and Tabor. Contact us for details on the 2026 crop-share lease.

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 January 30th, 2026. 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 a 50/50 crop share lease.

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

SELLER: C W LONGINAKER CORPORATION

CONTACT JIM HUGHES REAL ESTATE (712) 527-3114

Allan Hughes - Agent/Auctioneer - 402-672-3621
Jim Hughes - Broker - 712-520-7300
www.alhughesauction.com

Al Hughes AUCTION SERVICE

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.