PUBLIC LAND & REAL ESTATE AUCTION

1235 205TH ST, NEW MARKET, IA 51646 & 116 NET TAXABLE ACRES, TAYLOR CO, IOWA

TUESDAY, OCTOBER 27 @ 10:30 AM

LOCATION: ON SITE AT 1235 205TH ST, NEW MARKET, IA

Directions to the Farm/Acreage: From New Market, IA - Drive North on Main St/N26 then turn East on J35. Drive 1 mile. Turn North on Crestwood Ave for ½ mile. Acreage and farm are located on the North and West side of the road. Signs will be posted!

116 NET TAXABLE ACRES

FARM #2579 - TRACT #248
FARMLAND: 113.86 **CROPLAND:** 62.09
DCP CROPLAND: 62.09 **TAXABLE ACRES:** 116
TAXES: $5,668 ANNUAL | $47.63 PER ACRE
CORN BASE ACREAGE: 37.10 **PLC YIELD:** 85
BEAN BASE ACREAGE: 3.50 **PLC YIELD**: 40
TOTAL BASE ACREAGE: 40.60
PART OF SEC. 28 - 69N - 35W, Taylor County, IA

CSRII 57.3

REGISTER TO BID AT WWW.JIMHUGHESREALESTATE.COM

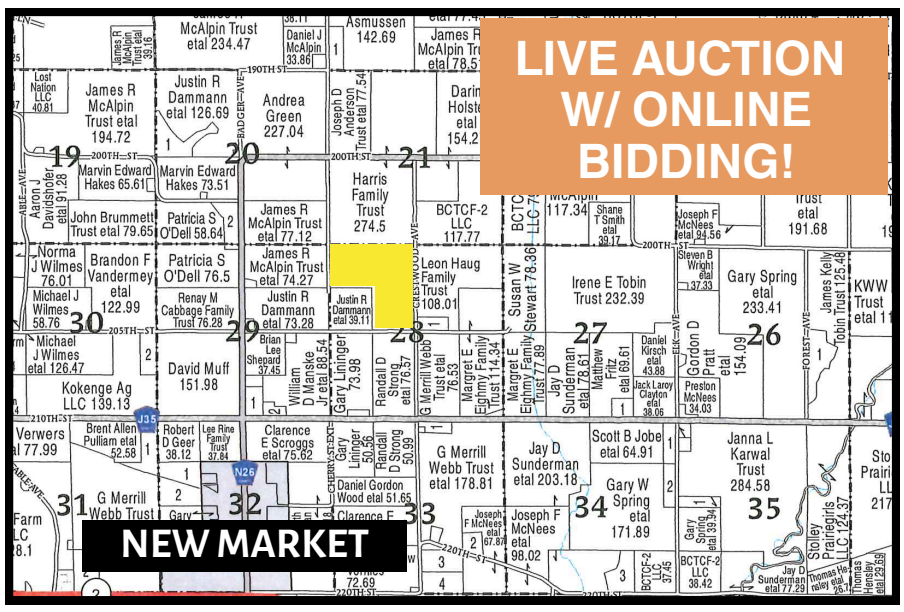


ACREAGE INFO

Ranch-style home
Built in 1996
Attached 2-car garage
FIXER UPPER HOME

3 bedroom, 2 bath
No basement
1,835 sq ft





METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed acres.
TERMS: 10% down day of auction with balance due at closing on or before December 4, 2026.
ACCEPTANCE OF BIDS: Successful bidders will enter into a purchase contract at the close of the auction. All bids are subject to Administrator's and Court approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.
POSSESSION: At closing.
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 home on the property is in need of some repair. The property will sell as-is with no guarantees or warranties. This is a pasture farm with some mature timber. Auction to be conducted on-site.

SELLER: KAREN BALSTER ESTATE

IOWA STATE SAVINGS BANK, ADMINISTRATOR FOR ESTATE

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

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