PUBLIC LAND AUCTION

384.20 NET TAXABLE ACRES | 3 TRACTS

SIDNEY AND BENTON TWP | FREMONT COUNTY, IA

TUESDAY, NOVEMBER 17 @ 10:30 AM

Location of Auction: On Site of Tract 1 at 2177 220th St, Percival, IA 51648

Directions to the Farms: Tract 1 - ½ mile south of Percival, Iowa then east 2-1/2 miles on 210th St. Then ½ mile south on 210th Ave. Farm is located on the west side of the road. Tract 2 and 3- From Tract 1 go east on J34/220th St, ¼ mile then south ¼ mile on 225th Ave. Tract 2 is located on the east side of the road. Tract 3 is located on the south side of 230th St Signs will be posted!

TRACT 1 - 147.75 ACRES

FARM #2444- TRACT #103
FARMLAND: 157.04 **CROPLAND:** 147.78
DCP CROPLAND: 147.78 **TAXABLE ACRES:** 147.75
TAXES: $6,440 ANNUAL
CORN BASE ACREAGE: 73.85 **PLC YIELD:** 127
BEAN BASE ACREAGE: 73.85 **PLC YIELD:** 45
TOTAL BASE ACREAGE: 147.70
PART OF SEC. 34 - 69N - 43W, Fremont County, IA

CSRII 75

TRACT 2- 80.45 ACRES

FARM #2444- TRACT #104
FARMLAND: 81.41 **CROPLAND:** 81.41
DCP CROPLAND: 81.41 **TAXABLE ACRES:** 80.45
TAXES: $2,346 ANNUAL
CORN BASE ACREAGE: 40.69 **PLC YIELD:** 127
BEAN BASE ACREAGE: 40.69 **PLC YIELD:** 45
TOTAL BASE ACREAGE: 81.38
PART OF SEC. 10- 68N - 43W, Fremont County, IA

CSRII 58.1

TRACT 3 - 156 ACRES

FARM #2444 - TRACT #102
FARMLAND: 161.91 **CROPLAND:** 159.63
DCP CROPLAND: 159.63 **TAXABLE ACRES:** 156
TAXES: $4,546 ANNUAL
CORN BASE ACREAGE: 79.76 **PLC YIELD:** 127
BEAN BASE ACREAGE: 79.76 **PLC YIELD:** 45
TOTAL BASE ACREAGE: 159.52
PART OF SEC.15 - 68N - 43W, Fremont County, IA

CSRII 58

Auctioneer's Note:
Three highly tillable farms. The acreage home on Tract 1 is not habitable. The acreage will be sold with Tract 1 as-is. Farms are open for the 2027 crop year. Another quality Fremont County land auction. The auction will be conducted on Tract 1.

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 5th, 2027. Title insurance to be split between buyer and seller.

ACCEPTANCE OF BIDS: Successful bidders will enter into a purchase contract at the close of 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: Full farming possession will be March 1, 2027.

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

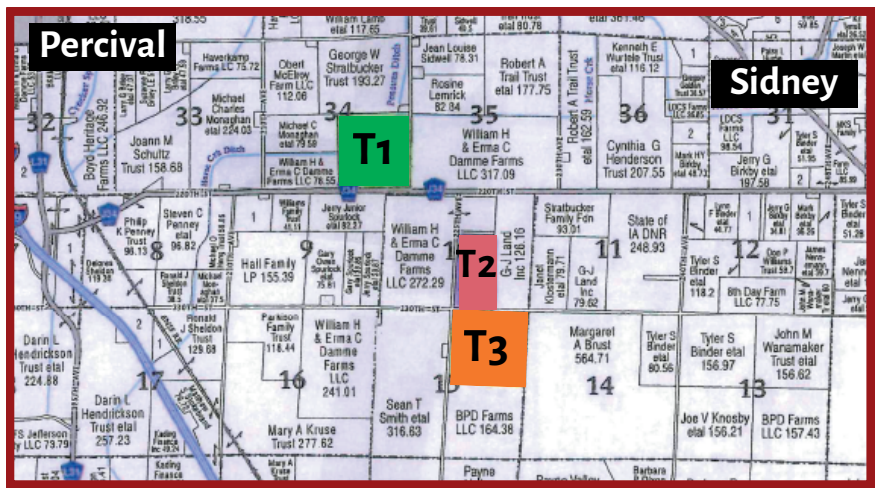
REGISTER TO BID AT
WWW.JIMHUGHESREALESTATE.COM







LIVE AUCTION W/ ONLINE BIDDING



SELLER: NOEDING FAMILY TRUST & DRYDEN FAMILY TRUST

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.