PUBLIC LAND AUCTION

69.24 NET TAXABLE ACRES

SILVER CREEK TWP, MILLS COUNTY, IOWA

TUESDAY, DECEMBER 1ST @ 10:30 AM

LOCATION OF AUCTION: ON-SITE AT THE FARM

Directions to farm: The farm is 1 mile west of Malvern, IA on Lytle Ave. The farm is located on the north side of the road. Signs will be posted!

LIVE AUCTION W/ ONLINE BIDDING AT WWW.JIMHUGHESEREALESTATE.COM

69.24 NET TAXABLE ACRES

FARM #1099 - **TRACT** #859

CSRII 83.6

FARMLAND: 68.33

CROPLAND: 50.59

TAXES: $2,514 ANNUAL I $36.31 PER ACRE

CORN BASE ACREAGE: 25.42 **PLC YIELD:**161

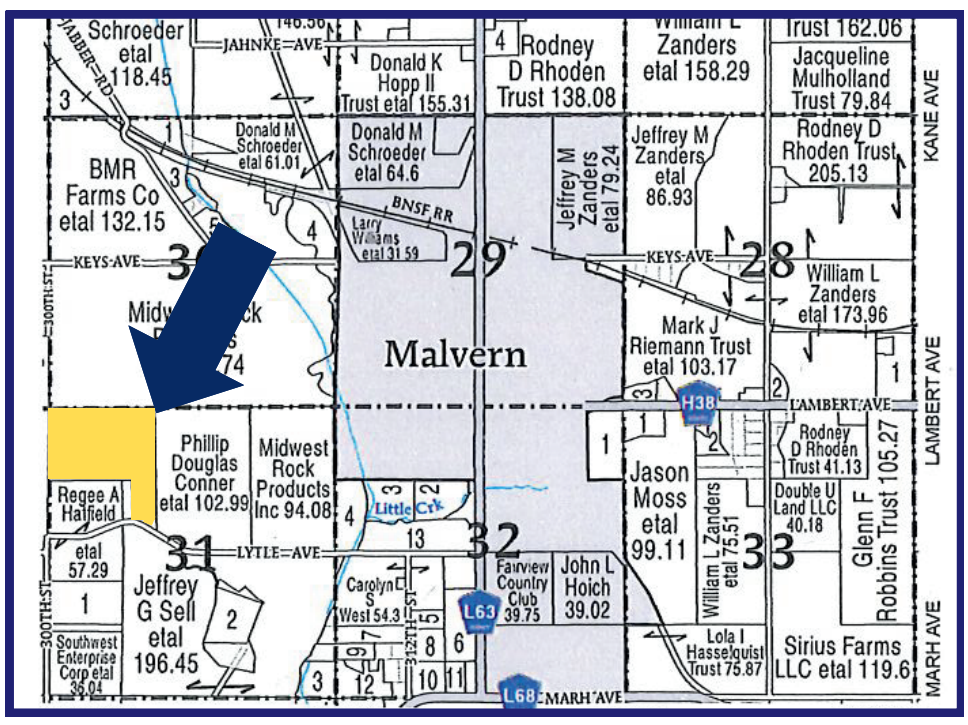
BEAN BASE ACREAGE: 24.76 **PLC YIELD**: 43

TOTAL BASE ACREAGE: 50.18

PART OF SEC. 31 - 72N - 41W

Silver Creek Township, Mills 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 on or before December 29th, 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: Full farming possession on 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.

AUCTIONEER'S NOTE:

Quality tillable land with mature timber and a live creek. Open for the 2027 crop year. You are welcome to drive the farm. You will be impressed with the cropland.

SELLERS: KAREN GIBSON & NANCY PASSERELLA

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.