PUBLIC LAND AUCTION

418.26 ACRES - SELLING IN 3 TRACTS
MONTGOMERY & PAGE COUNTIES, IOWA

THURSDAY, NOVEMBER 19 @ 10:30 AM

Location of the Auction: Montgomery County YMCA Multi-Purpose Room - 101 E Cherry St, Red Oak, IA 51566

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

TRACT 1: 74.43 ACRES

FARM #4847 - TRACT #1674
FARMLAND: 74.06 **CROPLAND:** 69.63
DCP CROPLAND: 69.63 **TAXABLE ACRES:** 74.43
TAXES: $2,500 ANNUAL | $33.45 PER ACRE
CORN BASE ACREAGE: 35 **PLC YIELD:** 96
BEAN BASE ACREAGE: 34 **PLC YIELD**: 34
TOTAL BASE ACREAGE: 69
PART OF SEC. 17- 70N - 38W, Fremont Twp, Page Co, IA

CSRII 77.8

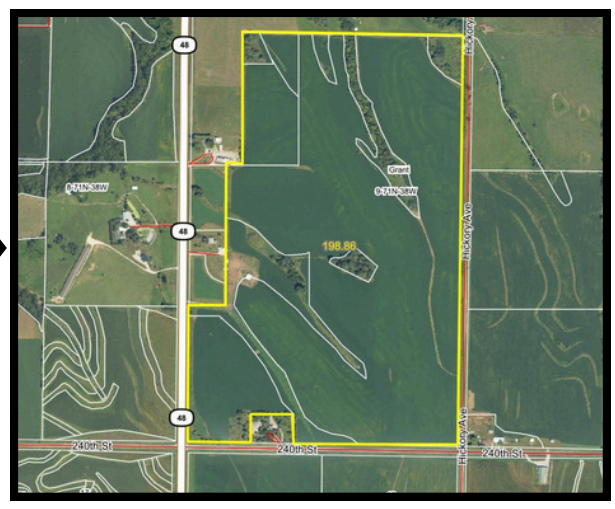


Directions: From Essex, IA - Take Hwy 48 toward Red Oak 5 miles. Farm is located on the west side at the intersection of Hwy 48 and 130th St

TRACT 2 - 198.86 ACRES

FARM #3627- TRACT #3240
FARMLAND: 200.44 **CROPLAND:** 168.13
DCP CROPLAND: 168.13 **TAXABLE ACRES:** 198.86
TAXES: $8,058 ANNUAL | $40.51 PER ACRE
CORN BASE ACREAGE: 90.40 **PLC YIELD:** 137
BEAN BASE ACREAGE: 10.20 **PLC YIELD**: 39
TOTAL BASE ACREAGE: 100.60
PART OF SEC. 9 - 71N - 38W, Grant Twp, Montgomery Co, IA

CSRII 68.6



Directions: From Red Oak, IA - drive south on Hwy 48 for 3 miles. The farm is located on the northeast corner of Hwy 48 and 240th St.

TRACT 3 - 144.97 ACRES

FARM #3627 - TRACT #834
FARMLAND: 146.58 **CROPLAND:** 89.64
DCP CROPLAND: 89.64 **TAXABLE ACRES:** 144.97
TAXES: $4,442 ANNUAL | $30.64 PER ACRE
CORN BASE ACREAGE: 48.50 **PLC YIELD:** 137
BEAN BASE ACREAGE: 5.40 **PLC YIELD**: 39
TOTAL BASE ACREAGE: 53.90
PART OF SEC. 35 - 72N - 38W, Red Oak Twp, Montgomery Co, IA

CSRII 59.6



Directions: From Red Oak, IA - drive east on Bluegrass Rd, then turn south on J Ave, then East on 210th St. The farm is on the south side of the road.

Auctioneer's Note:

This land auction features three tracts, each with its own unique qualities. Tract 1 is highly tillable. Tract 2 offers plenty of road frontage with good soil types. There is a small building on Tract 2 leased until 3-1-2027. Tract 3 is a combination farm with tillable acres, pasture, and recreational opportunities close to Red Oak.

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 22nd, 2026. Abstracts will be provided.
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: At closing. 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.

SELLER: LYLE J. OLSON ESTATE

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Al Hughes AUCTION SERVICE

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