

PUBLIC LAND AUCTION

LIVE AUCTION W/ INTERNET BIDDING

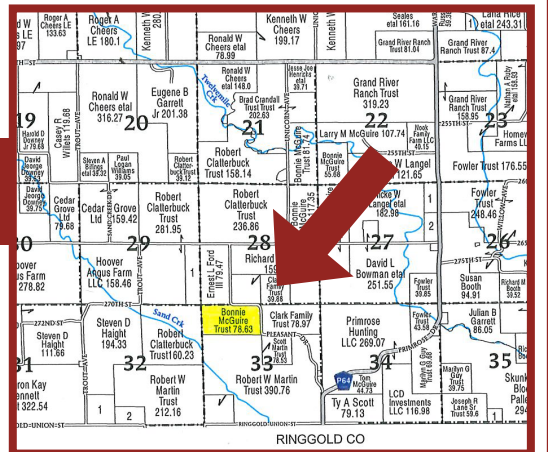
78 ACRES | UNION COUNTY | PLEASANT TWP TUESDAY, OCTOBER 3 @10:30 AM

Location of Auction: ON-SITE AT FARM

Directions to the farm: From Thayer: South on (P64) Willow Ave to 238th Ave. West on 238th Ave to Warbler Ave. South on Warbler to 265th St. West on 265th St to Pleasant Drive. South on Pleasant Drive to farm. WATCH FOR SIGNS!
From Arispe: 250th St SE out of Arispe to 255th St. East on 255th St to Redwood Ave. South on Redwood Ave to 265th St. East on 265th St to Pleasant Drive. South on Pleasant Drive to farm. WATCH FOR SIGNS!

FSA INFORMATION: FARM #4389 | TRACT #11947 78 NET TAXABLE ACRES

FARMLAND: TBS **CROPLAND: TBS**
DCP CROPLAND: TBS
TAXABLE ACRES: 78
TAXES: \$9.74 PER ACRE | \$760 ANNUAL
CSRII: 53.3 PART OF SEC. 33 - 71- 28
CORN BASE ACREAGE: TBS **PLC YIELD: TBS**
BEAN BASE ACREAGE: TBS **PLC YIELD: TBS**
TOTAL BASE ACREAGE: TBS



AUCTIONEER'S NOTE:
This pasture has been well-managed, kept clean, and not over run with trees. It has two ponds, energy-free livestock water, road access on two sides and good fence (less than 5 years old) surrounding the entire farm.



ONLINE BIDDING INFORMATION AND AERIAL VIDEO AT RICEAUCTIONCOMPANY.COM

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 November 3, 2023. 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 tenant's rights. Full farming possession will be March 1, 2024.
AGENCY: Auctioneer Jake Rice & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

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.

SELLER: BONNIE E. MCGUIRE TRUST



AUCTIONEER: JAKE RICE
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BROKER: JIM HUGHES
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