

# PUBLIC LAND AUCTION

**306.77 TRACTS 306.77 ACRES - SELLING IN 2 TRACTS**  
GRANT COUNTY GRANT & LINCOLN TWP - RINGGOLD COUNTY

**THURSDAY, DECEMBER 7 • 10:30AM**

Location of Auction: On Tract 1. Directions to the farm: East of Clearfield on Hwy J23 for 2.2 miles to 122nd Ave, north on 122nd Ave for 1/2 mile. Watch for signs.

**LIVE AUCTION**  
with  
**Online Bidding**

## TRACT 1 INFO: 229.05 ACRES

FARM #3571 - TRACT #6776

FARMLAND: 235.40 CROPLAND: 184.06

DCP CROPLAND: 184.06 TAXABLE ACRES: 229.05

TAXES: \$21.77 PER ACRE - \$4,986 ANNUAL

CORN BASE ACREAGE: 80.74 PLC YIELD: 105

BEAN BASE ACREAGE: N/A PLC YIELD: N/A

TOTAL BASE ACREAGE: 80.74

CSRII: 67.6

CORN CCC-505 CRP REDUCTION ACRES: 11.70

BEAN CCC-505 CRP REDUCTION ACRES: 91.62

TOTAL CCC-505 CRP REDUCTION ACRES: 103.32

PART OF SEC. 33-70N-31W, LINCOLN TWP - RINGGOLD CO

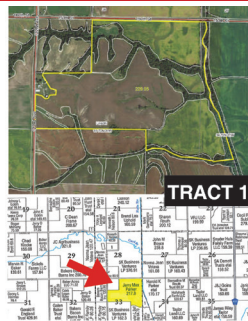
CRP Info:

CP38E-2 - 11.65 acres thru 2026 @ 288.93/acre

CP38E-2 - 85.58 acres thru 2026 @ 288.93/acre

CP38E-2 - 3.77 acres thru 2026 @ 288.93/acre

CP38E-2 - 2.32 acres thru 2026 @ 288.93/acre



**TRACT 1**

## TRACT 2 INFO: 77.72 ACRES

FARM #3571 - TRACT #48

FARMLAND: 78.10 CROPLAND: 69.68

DCP CROPLAND: 69.68 TAXABLE ACRES: 77.72

TAXES: \$15.93 PER ACRE - \$1,238 ANNUAL

CORN BASE ACREAGE: N/A PLC YIELD: N/A

BEAN BASE ACREAGE: N/A PLC YIELD: N/A

TOTAL BASE ACREAGE: N/A

CSRII: 51.8

CORN CCC-505 CRP REDUCTION ACRES: 35.40

BEAN CCC-505 CRP REDUCTION ACRES: 34.00

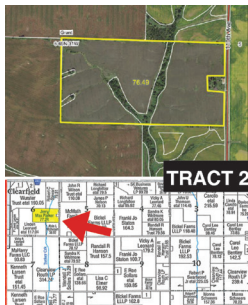
TOTAL CCC-505 CRP REDUCTION ACRES: 69.40

PART OF SEC. 6-69N-31W, GRANT TWP - RINGGOLD CO

CRP Info:

CP1 - 27.89 acres thru 2026 @ 239.01/acre

CP1 - 41.79 acres thru 2026 @ 239.01/acre



**TRACT 2**

**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 9, 2024. Abstracts 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. 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.

**SELLER: THE ESTATE OF JERRY PARKER**



Jake Rice - Agent/Auctioneer - 641-202-3315

Jim Hughes - Broker - 712-520-7300

[www.RiceAuctionCompany.com](http://www.RiceAuctionCompany.com)



**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.