PUBLIC LAND AUCTION

75.76 ACRES CARL TOWNSHIP ADAMS COUNTY - IOWA THURSDAY, DECEMBER 14

10:30AM

LIVE AUCTION with Online Bidding

Directions to the Farm: From Prescott, IA north on Quince Ave for 4.5 miles, farm is on the southeast corner of Quince Ave and H24/150th St.

Location of the Auction: Prescott Eagle's Nest - 813 1st Street, Prescott, IA 50859

75.76 Net Taxable Acres

FARM #2780 - TRACT #1619

FARMLAND: 76.90

CROPLAND: 52.11

DCP CROPLAND: 52.11

TAXABLE ACRES: 75.76

TAXES: \$22.17 PER ACRE - \$1,680 ANNUAL

CORN BASE ACREAGE: 12.40 PLC YIELD: 98

BEAN BASE ACREAGE: 29.30 PLC YIELD: 31

TOTAL BASE ACREAGE: 41.70

CSRII: 55.2

PART OF SEC. 36-73N-33W, CARL TWP - ADAMS CO

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 16, 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. COLLEY. A mathematical back and the part of the second 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 WILBUR 'TATER' RASMUSSEN



Jake Rice - Agent/Auctioneer- 641-202-3315 Jim Hughes - Broker - 712-520-7300



www.RiceAuctionCompany.com

DISCLAMER: Annuncements made by the aucioneer 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 protecks. The property is heady on an ASS, WHERE Stasis, and no varranty or representation of beine protection and by the sale or the autoin company. Each potential build's regressible for conducting bis or her own independent investigations, inspections, inputies, and due dispect comming the property. The information contained in this burchure is believed to accurate Just a subject to terms & conditions or normany. Cash potential build's regressible for conducting bis or her own independent investigations, inspections, inputies, and due dispect comming the property. The information contained in this burchure is believed to accurate Just as subject to verification by all parties relaying on it. To liability for its accurate Just a subject to the commission is assumed by the select or the accurate Just as subject to terms of building are at the identician Bis and the level estimate the accurate Just and Just as subject to the commission is assumed. Canduat to the accurate Just assumed for the accounted and the accurate Just and Just assumed for the accounted in the subscience.



