

PUBLIC LAND AUCTION

190 M/L ACRES

DODGE TOWNSHIP UNION COUNTY - IOWA

THURSDAY, DECEMBER 21
10:30AM

LIVE AUCTION
with
Online Bidding

LOCATION OF FARM: From Highway 34, north on Creamery Road for 3.5 miles right/east on 150th Street.
Farm is located north of 150th Street.

LOCATION OF AUCTION: 3 Mile Lake Lodge - 1542 Campground Rd, Afton, IA 50830

190 ACRES M/L

FARM #6701 TRACT #5562

FARMLAND: TBS by FSA

CROPLAND: TBS by FSA

DCP CROPLAND: TBS by FSA

TAXABLE ACRES: 190 M/L

EST. TAXES: \$19.08 PER ACRE - \$3,625 ANNUAL

CORN BASE ACREAGE: TBS PLC YIELD: TBS

BEAN BASE ACREAGE: TBS PLC YIELD: TBS

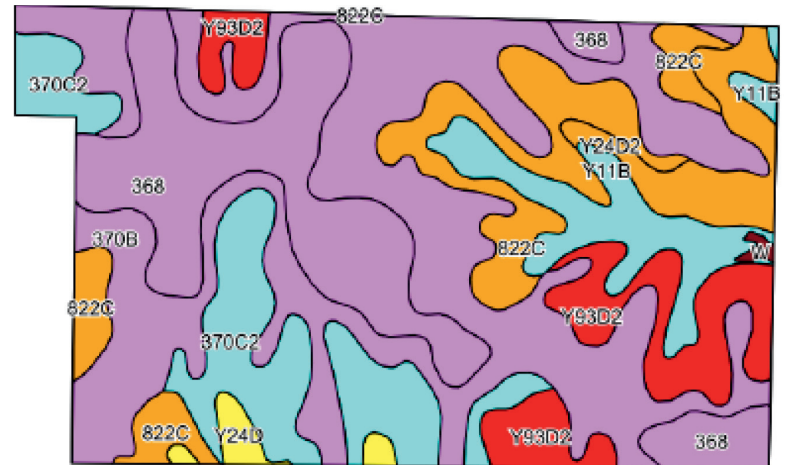
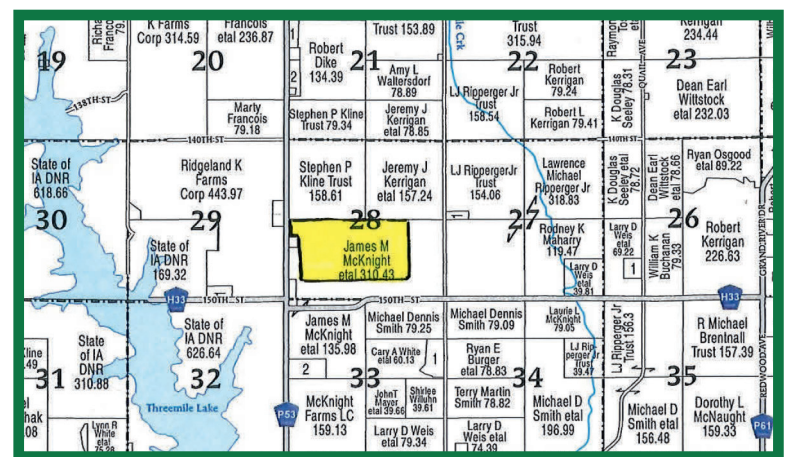
TOTAL BASE ACREAGE: TBS

PART OF SEC. 28-73N-29W

Dodge Township - Union County, IA

76.4
CSRII

Register to bid at
www.RiceAuctionCompany.com



METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed acres.
TERMS: 10% down day of auction with balance due at closing on or before February 1, 2024. 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. 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: MCKNIGHT FARMS

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

Jim Hughes - Broker - 712-520-7300

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.