

# PUBLIC LAND AUCTION

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

**151.59 ACRES • JASPER TWP, ADAMS CO, IOWA**

**THURSDAY,**  
**SEPTEMBER 5 • 10:30AM**

**LOCATION OF AUCTION: ON-SITE AT FARM**

**Directions to farm: From Corning, IA - drive South on Hwy 148 for 5 miles. Turn West onto 270th St. The farm is located at 1936 270th St, Corning, IA 50841. Acreage is not part of the sale. Signs will be posted!**

**151.59 NET ACRES**

**FARM #2102 - TRACT #2144**

**FARMLAND: 153.95**

**CROPLAND: 140.23**

**DCP CROPLAND: 140.23**

**SURVEYED ACRES: 151.59**

**EST TAXES: \$19.25 PER ACRE**

**CORN BASE ACREAGE: 64.40 PLC YIELD: 117**

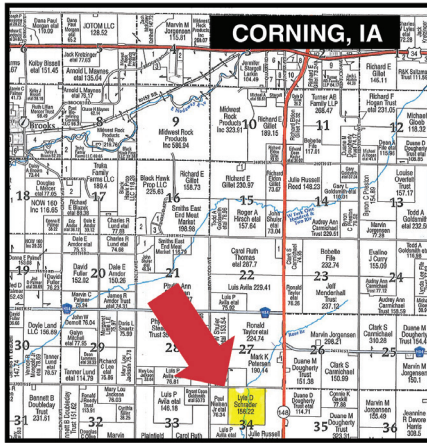
**BEAN BASE ACREAGE: 27.90 PLC YIELD: 41**

**TOTAL BASE ACREAGE: 92.30**

**CSRII: 55.6**

**PART OF SEC. 34 - 71N - 34W, Adams Co, Iowa**

**HIGHLY  
TILLABLE,  
ROLLING HILL  
FARM**



**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 October 11, 2024. Abstract will be provided.  
**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. 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, 2025. Crop acres are rented for the 2024 crop year.  
**AGENCY:** Auctioneer Jake Rice & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

**NO RESERVE!**

**AUCTIONEER'S NOTE:**  
Here is an excellent opportunity to purchase a highly tillable farm in Adams County, Iowa. Lots of conservation work has been completed and records are available upon request.  
**NO RESERVE - farm sells to the highest bidder!**

**SELLER: LYLE SCHRADER**

**JIM HUGHES  
REAL ESTATE  
712-527-3114**

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

**RICE  
AUCTION COMPANY**

**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.