

# PUBLIC LAND AUCTION - 158 Net Taxable Acres Summerset Twp, Adair Co, Iowa

**Thursday, November 7 - 10:30 a.m.**  
Location of Auction: On-farm

**Address: 2367 Indian Ave, Fontanelle, IA 50846**  
Directions: One mile east of Fontanelle on Hwy 92, north on Indian Ave, watch for signs.

Video and more details: [www.RiceAuctionCompany.com](http://www.RiceAuctionCompany.com)



## 158 NET ACRES

FARM #4250 - TRACT #9694

FARMLAND: 157.08

CROPLAND: 89.64

DCP CROPLAND: 89.64

TAXABLE ACRES: 158

TAXES: \$4,672 ANNUAL

CORN BASE ACREAGE: 60.40 PLC YIELD: 154

BEAN BASE ACREAGE: 5.30 PLC YIELD: 45

TOTAL BASE ACREAGE: 65.70

CSRII: 58.7

PART OF SEC. 8 - 75N - 32W, Adair Co, Iowa

**ACREAGE INFORMATION (sells with farm)**

1,064 sq ft main built in 1964

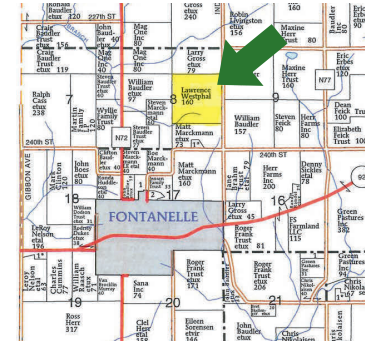
3 bed, 2 bath

Full, unfinished basement

Grain bin w/ drying floor

40' x 105' Astro machine shed

**LIVE Auction  
with ONLINE  
Bidding**



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



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 December 13, 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. 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.