

PUBLIC LAND AUCTION - 102.91 Net Taxable Acres Richland Twp, Adair Co, Iowa

Tuesday, November 12 - 10:30 a.m.
Location of Auction: Bridgewater Comm. Center

Address of Auction: 105 N Main St., Bridgewater
Directions to farm: From Fontanelle, IA- drive West on Hwy 92, turn South on Gibbon Ave. Drive 4 miles. The farm is on the East side of the road. Signs will be posted!

Video and more details: www.RiceAuctionCompany.com

**LIVE Auction
with ONLINE
Bidding**



102.91 NET ACRES
FARM #5149 - TRACT #9381
FARMLAND: 100.96
CROPLAND: 88.58
DCP CROPLAND: 88.58
TAXABLE ACRES: 102.91
TAXES: \$2,308 ANNUAL
CORN BASE ACREAGE: 22.19 PLC YIELD: 139
BEAN BASE ACREAGE: 21.22 PLC YIELD: 42
TOTAL BASE ACREAGE: 43.41
CSRll: 62.8
PART OF SEC. 7- 74N - 32W, Adair Co, Iowa
CRP INFORMATION
17.64 ACRES OF CP1
ANNUAL PAYMENT \$4,044
EXPIRES 9-30-2034



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.