

# PUBLIC LAND AUCTIONS

## 2 Auctions - Union County

**Tuesday, November 19 @ 10:30 a.m.**

**Union County Fairgrounds - 301 S Grace St., Afton, IA 50830**

**Bid In-Person or Online**

### 115 Net Taxable Acres, Lincoln Twp, Union Co

FARM #4059 - TRACT #7200

FARMLAND: 112.21

CROPLAND: 39.85

DCP CROPLAND: 39.85

TAXABLE ACRES: 115

TAXES: \$1,516 ANNUAL

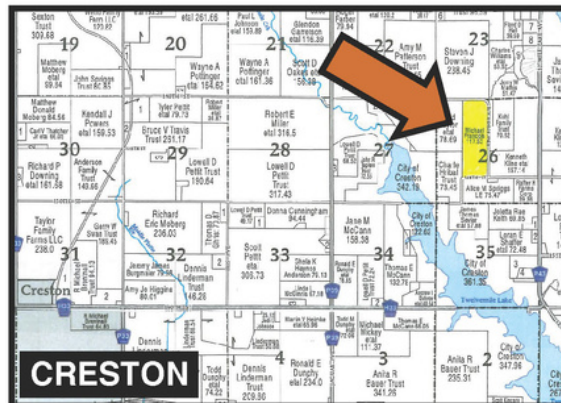
BEAN BASE ACREAGE: 22.20

PLC YIELD: 37

TOTAL BASE ACREAGE: 22.20

CSRII: 62.7

PART OF SEC. 26 - 73N - 30W, Union Co, Iowa



**Sellers: Michael Francois & Marty Francois**

### 39.75 Net Taxable Acres, Union Twp, Union Co



FARM #4035 - TRACT #1853

FARMLAND: 39.88

CROPLAND: 39.14

DCP CROPLAND: 39.14

TAXABLE ACRES: 39.75

TAXES: \$760 ANNUAL

CORN BASE ACREAGE: 18.26 PLC YIELD: 118

BEAN BASE ACREAGE: 16.34 PLC YIELD: 36

TOTAL BASE ACREAGE: 34.60

CSRII: 66.8

PART OF SEC. 29 - 72N - 29W, Union Co, Iowa

**Sellers: Five J. LLC**

**Videos & Details: [RiceAuctionCompany.com](http://RiceAuctionCompany.com)**



**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.