

PUBLIC LAND AUCTION

158 ACRES M/L | COLONY TWP | ADAMS CO, IA

THURSDAY, NOVEMBER 4 @ 10:30 AM

Location of Auction: ON SITE @ 1344 XAVIER AVE, CRESTON, IA 50801

Directions to the farm: Take HWY 25 North out of Creston, IA, then turn West on 140th St., then turn North on Xavier Ave. Signs will be posted.

FSA INFORMATION:

FARM # 3275 TRACT #313

FARMLAND: EST. 158

EST. CROPLAND: 152

DCP CROPLAND: TBS

TAXABLE ACRES: 158

TAXES: \$22.15 PER ACRE | \$3,496 ANNUAL

CORN BASE ACREAGE: TBS PLC YIELD: TBS

BEAN BASE ACREAGE: TBS PLC YIELD: TBS

TOTAL BASE ACREAGE: TBS

CSRII: 57.1 BRIEF LEGAL: PART OF SEC. 24-73N-32W

CRP INFO:

CP1 - 38.2 ACRES THRU 2025 = \$9,234.85 PER YEAR

CP42 - 14.5 ACRES THRU 2026 = \$3,980.69 PER YEAR

CP21 - 3.2 ACRES THRU 2035 = \$460.00 PER YEAR

These figures are estimates. FSA will split.



AUCTIONEER'S NOTE: This is a great-income producing farm. The farmstead has some decent existing buildings with a home that someone may decide to fix up. The entire windmill payment paid in the Fall of 2022 will go to the new buyer. The entire CRP payment paid in the Fall of 2022 will also go to the new buyer. Interested parties can request a packet for more detailed information.

SELLER: BECKY ANN POOL



AUCTIONEER: JAKE RICE

641-202-3315

BROKER: JIM HUGHES

712-520-7300



See complete listings at

WWW.RICEAUCTIONCOMPANY.COM