



PUBLIC LAND AUCTION

192.61 NET SURVEYED ACRES, MADISON CO, IOWA THURSDAY, MAY 23, 2024 @ 10:30 AM

Location of Auction: ON-SITE AT FARM

Directions to the farm: From Macksburg, IA - North on P53/Deer Run Rd for 3 miles, West on 270th St for 3 miles, North on Adair/Madison Ave for 1-3/4 miles. Signs will be posted!

192.61 NET SURVEYED ACRES

FARM #5173 | TRACT #1355 & 69

FARMLAND: TBS

CROPLAND: TBS

BEAN BASE ACREAGE: TBS

PLC YIELD: TBS

CORN BASE ACREAGE: TBS

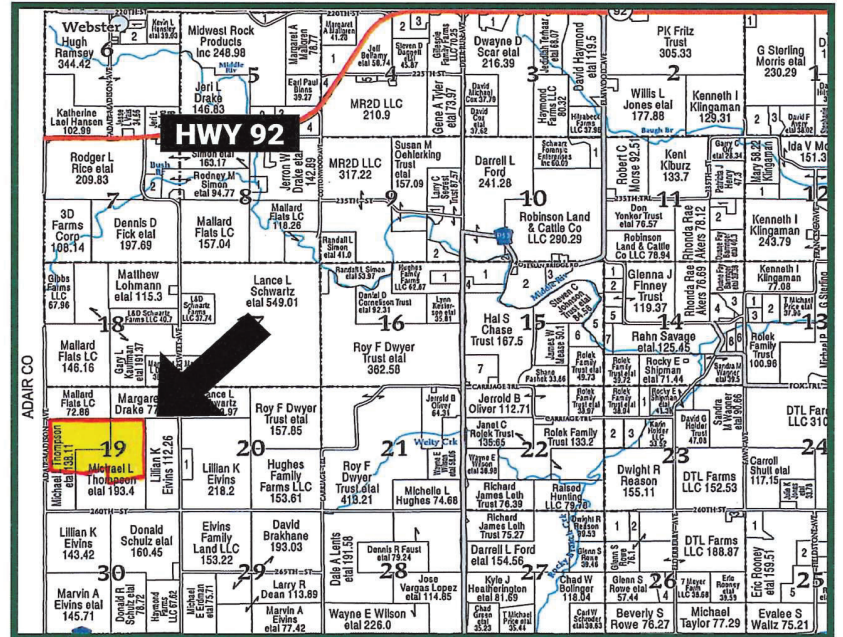
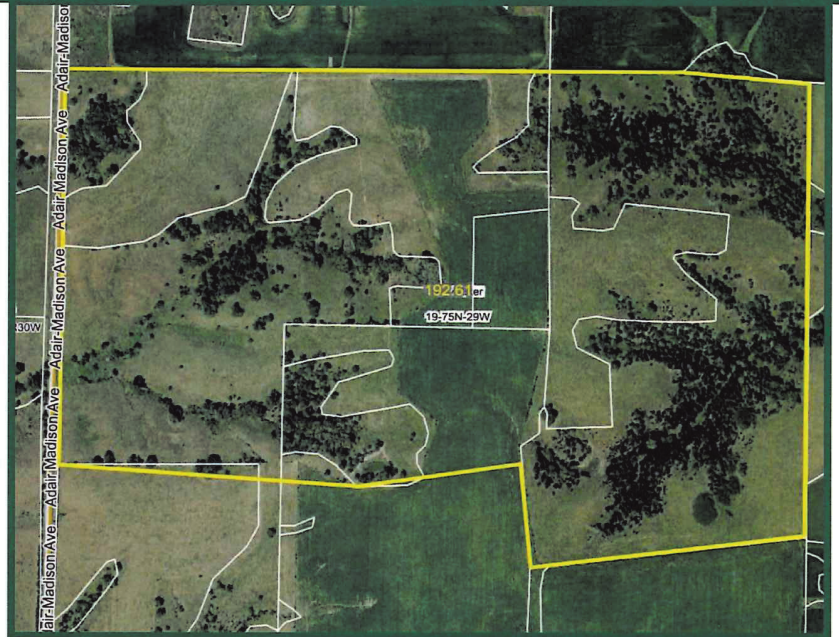
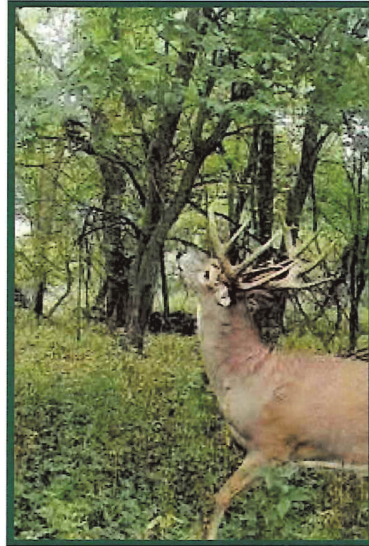
PLC YIELD: TBS

TOTAL BASE ACREAGE: TBS

EST. TAXES: \$13.71 PER ACRE

PART OF SEC. 19-75N-29W

WEBSTER TWP,
MADISON COUNTY, IOWA



AUCTIONEER'S NOTE:

Bring the family and create your own rural oasis less than 1 hour from Des Moines. Great income property potential with recreation including turkey and deer hunting. The new buyer will receive \$8,100 for cash rent for the crop acres at closing. Once the crops are harvested, the new buyer will receive full possession of the crop acres. The new buyer will receive pasture possession the day of the auction with a signed purchase agreement and the written earnest deposit for the property. If the new buyer wants to rent the pasture to the seller, the seller will pay \$14,850 for pasture rent and the cows will be off the property by Oct. 15th, 2024 and then the buyer would have full possession of the pasture.

METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net surveyed acres.

TERMS: 10% down day of auction with balance due at closing on or before June 28, 2024.

Abstracts 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. See auctioneer's note.

AGENCY: Auctioneer Jake Rice & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

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.

SELLER: MICHAEL AND TERESA THOMPSON REVOCABLE TRUST



AUCTIONEER: JAKE RICE
641-202-3315
BROKER: JIM HUGHES
712-520-7300



WWW.RICEAUCTIONCOMPANY.COM