

**SATURDAY, SEPTEMBER 10TH @ 11:00 AM**

# PUBLIC LAND AUCTION

## 408± ACRES | ADAMS COUNTY WASHINGTON & LINCOLN TOWNSHIPS

### ON-SITE AUCTION

Location:  
On Tract 2 at the SE  
Corner of 150th St  
and Filbert Ave

**Directions to the Farms:**  
7.5 miles north of Corning, IA  
on Highway 148, west on 150th  
St for 3 miles, farms are located  
at the northwest, northeast and  
southeast corners of 150th and  
Filbert Ave. Signs will mark tracts.

FOR MORE INFORMATION:

**RiceAuctionCompany.com**

ONLINE BIDDING & PRE BIDDING

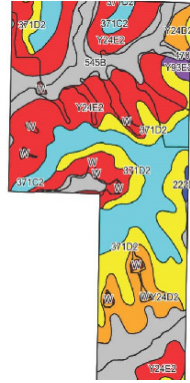
Online pre-bidding begins September 1st and ends September 9th.  
Phone and Online bidders must be prequalified by September 9th.  
Please contact Rice Auction Company with questions at 641-202-3315.

### TRACT #1 233 Net Taxable Acres

CSRII: 54.6  
Net Taxes: \$4,368 est.



- Clean, improved pasture
- Fenced for rotational grazing
- Good perimeter fence
- 1¾ miles road frontage
- Multiple ponds



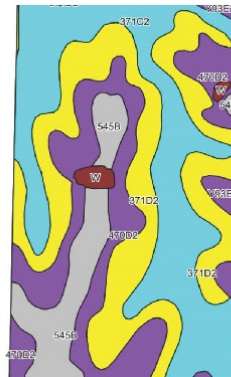
Brief Legal: SWNE 25-73-35 Washington/Lincoln TWN Adams County, Iowa

### TRACT #2 88 Net Taxable Acres

CSRII: 58.1  
Net Taxes: \$1,842 est.



- Well-maintained improved pasture
  - Rural water with metered well pit and pond
  - ¾ mile road frontage
- \*\*LIVE AUCTION LOCATION\*\***



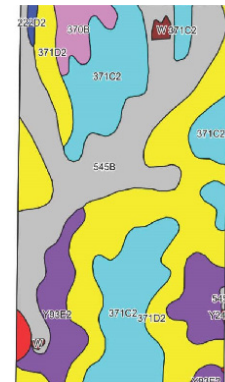
Brief Legal: NWNW 31-73-34 Washington/Lincoln TWN Adams County, Iowa

### TRACT #3 87 Net Taxable Acres

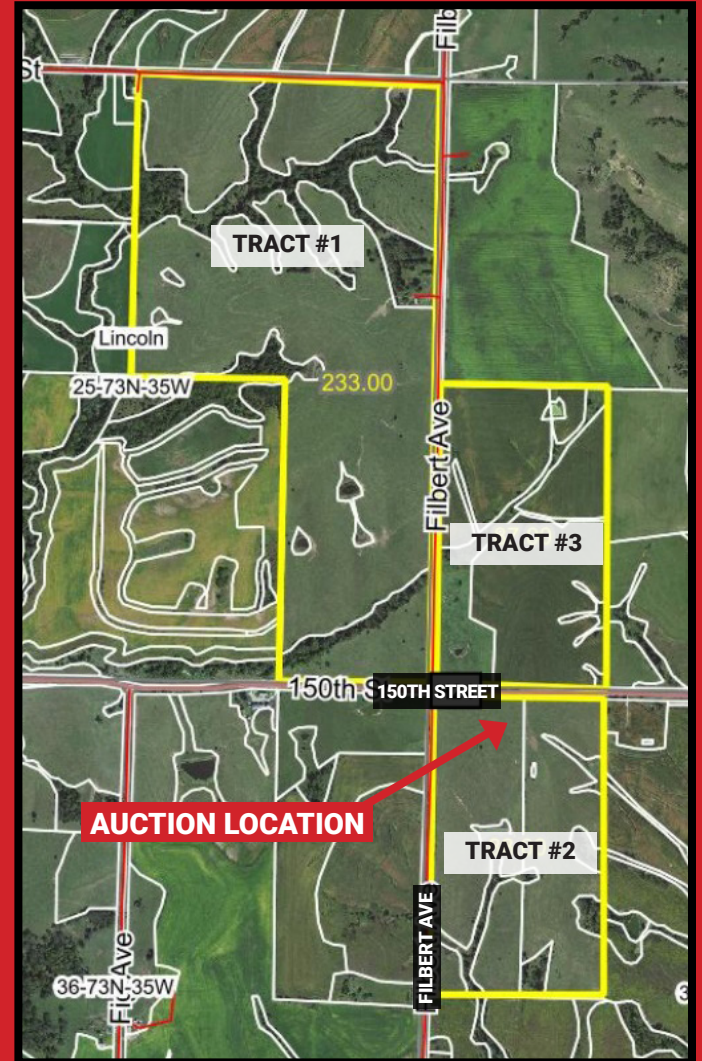
CSRII: 63.1  
Net Taxes: \$1,896 est.



- Multi-use farm
- Row crop/pasture
- ¾ mile road frontage



Brief Legal: NWSW 30-73-34 Washington/Lincoln TWN Adams County, Iowa



**AUCTIONEER'S NOTE:**  
Ed & Jinx Amdor were involved in the auction business for many years, it is an honor to offer these productive Adams County, Iowa farms at public auction.

**SELLER: EDWARD R & JINX R. AMDOR REVOCABLE LIVING TRUST**

JAMES AMDOR - EXECUTOR | STEPHEN AMDOR - CO-EXECUTOR

**JAKE RICE**  
LICENSED REAL  
ESTATE AGENT &  
AUCTIONEER  
641-202-3315



**JIM HUGHES**  
BROKER  
712-520-7300



CONTACT  
**JIM HUGHES**  
REAL ESTATE  
712-527-3114

**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 October 10, 2022. Abstracts will be provided for each parcel.

**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to executor's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

**POSSESSION:** At closing. Subject to tenants rights. Full farming possession March 1, 2023.

**AGENCY:** Auctioneers 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, an 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 the direction & discretion of the auctioneer.