

# ONLINE ONLY PUBLIC LAND AUCTION

## 21.80 NET TAXABLE ACRES

### SILVER CREEK TWP | MILLS COUNTY, IA

#### ONLINE BIDDING OPENS MAY 21<sup>ST</sup> @ 12 PM

#### ONLINE BIDDING CLOSSES JUNE 4<sup>TH</sup> @ 10:30 AM

Directions to the Farm: The farm is located on the East side of Malvern, Iowa. Signs will be posted!

## 21.80 NET TAXABLE ACRES

**FARM #5507 - TRACT #849**

**FARMLAND: 21.49**

**CROPLAND: 21.49**

**DCP CROPLAND: 21.49**

**TAXABLE ACRES: 21.80**

**TAXES: \$806 ANNUAL**

**CORN BASE ACREAGE: 12.80**

**PLC YIELD: 151**

**BEAN BASE ACREAGE: 6.50**

**PLC YIELD: 46**

**TOTAL BASE ACREAGE: 19.30**

**CSRII: 84.1**

**PART OF SEC. 29-72N-41W, Mills  
County, IA**

**ONLINE  
BIDDING  
ONLY!!**



**REGISTER TO BID AT  
[WWW.JIMHUGHESREALESTATE.COM](http://WWW.JIMHUGHESREALESTATE.COM)**

**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 July 10, 2026. Abstract will be provided.

**ACCEPTANCE OF BIDS:** Successful bidders will enter into a purchase contract at the close of the online auction. Location to be determined by Jim Hughes Real Estate and the successful bidder. 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.

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

#### **Auctioneer's Note:**

This property is the best of both worlds.

Excellent soil types and located in the city limits of Malvern, Iowa. Please contact us to discuss the 2026 cash rent income. This property has a ton of potential!

## SELLER: CHARIOT FARMS LLC



**Allan Hughes - Agent/Auctioneer - 402-672-3621**

**Jim Hughes - Broker - 712-520-7300**

**[WWW.ALHUGHESAUCTION.COM](http://WWW.ALHUGHESAUCTION.COM)**



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.