

ADVANCED NOTICE FARMLAND & HUNTING LAND AUCTION

*Featuring nearly 400 Acres m/l of Monona County Farmland
with Crop Land, CRP Land, and Hunting & Recreational Land.*

Saturday, July 19, 2008 • 10:30 a.m.

Auction Location: Onawa Community Center, 320 – 10th Street, Onawa, Iowa

Property Locations: Sections 10 and 15 Lincoln Township and Section 35 Franklin Township, Monona County, Iowa. 7 individual tracts will be offered.

TRACT # 1 – 80 ACRES CROPLAND SOUTH OF ONAWA. Here is an opportunity to own a prime 80-acre parcel ideally located between Blencoe and Onawa, Iowa, on a good farm to market road close to major elevators. CSR – 66.1

TRACT # 2 – 145 ACRES CROPLAND WEST OF ONAWA. Here is an opportunity to own nearly 160 acres located halfway between Onawa, IA. and Decatur, NE. situated just off Highway 175. CSR - 55

TRACT # 3 – 17 ACRES CROPLAND/BUILDING SITE SW OF ONAWA. Here is an opportunity to own nearly 20 acres of prime farmland. The property would make an ideal building site for a new home with enough land to make it a great acreage spot. This property has 3 grain storage bins, one of which is a dryer bin. This property is special. CSR – 67.7

TRACT # 4 – 40 ACRES CROPLAND SW OF ONAWA. Here is an opportunity to own a prime 40-acre parcel of farmland located along Cherry Avenue. If you are in the market for a smaller parcel this piece is ideal. CSR – 66.2

TRACT # 5 – 50 ACRES CROPLAND SW OF ONAWA. Here is an opportunity to own a prime 50-acre parcel of farmland located just east of Decatur Bend Park. There are 2 acres along the west side signed into the CRP program. The property on the west joins a large water area of Decatur Bend. CSR – 63.5

TRACT # 6 – 32 ACRES HUNTING/RECREATION LAND - DECATUR BEND AREA – SW OF ONAWA. Here is an opportunity to own an ideal get away property you can call your own. Great hunting land with an abundance of turkey and deer. The land lies adjacent to the Decatur Bend Lake Area. You will feel like you're in the middle of the woods but yet you are only minutes to a main highway. Don't miss this opportunity! CSR – 28.4

TRACT # 7 – 30 ACRES CRP GROUND SW OF ONAWA. Here is an opportunity to own 30 acres of CRP ground which would also be considered today as recreational or hunting land. The property generates income on a yearly basis that helps to supplement the land. This area has an abundance of turkey and deer. CSR – 38.9

AUCTIONEER'S NOTE: If you are looking for a great opportunity to own Prime Iowa Farmland, or are looking for an ideal building site in the country, or are looking for the hunting/recreational property then contact Russ McCall today for a complete auction catalog with all the auction terms, conditions, and maps for this public land auction sale.

Pictures and information available by logging onto: www.McCallAuctions.com

**Sellers: Adella E. Stangel Estate and Joseph G. Stangel Trust
and Steve Rieff as Seller of 1/2 Interest of Tract # 6**

The closing will be handled by Gaukel, Nevins, and Westergaard P.C.,
James Gaukel Attorney; Office: 515 Main, Mapleton, Iowa, 51034 Ph.712-881-2321.

Auction Conducted by:

McCall



A U C T I O N S &
R E A L E S T A T E
Since 1935



McCall Auctions & Real Estate

706 Iowa Avenue, Onawa, IA. 51040

Russ McCall 712-423-1901

Brent McCall 402-681-4774

Loretta & Andrea McCall, Clerks

E-Mail: mccalls@mccallauctions.com

Website: www.McCallAuctions.com