

HIGH QUALITY FARMLAND AND ACREAGE OFFERED AT PUBLIC AUCTION

152.15 Acres± Little Sioux Twp., Harrison County, Iowa

Saturday, March 26, 2011 ~ 10:00 A.M.

Auction Site: Nealy Hall in Little Sioux, Iowa. Watch for Sign.

- Highly Productive Tillable Farmland • 1031 Exchange Opportunity
- Nearby Grain Markets • In close proximity to Loess Hills • Acreage Site with Home

PROPERTY LOCATION:

TRACT 1: Directions: One-half mile NE of Little Sioux, Iowa, along County Road F-20. The land is located on the east side of the road.

TRACT 2: Address: 1526 Easton Trail, Little Sioux IA. 51545. Follow the same directions as Tract #1 driving a short distance further north.

LEGAL DESCRIPTION (PARCEL LEGALS - ABSTRACTS TO GOVERN): Part of the NW1/4 NE1/4, NE1/4 NW1/4, NW1/4 NW1/4, SW1/4 NE1/4, SE1/4 NW1/4 all being in Section 19, in 81N - 44W of the 5th P.M. in Harrison County, Iowa, (except 2 acres described in a Plat of Survey for Tract #2) and (except the acreage site located at: 1508 Easton Trail which is not included in this auction).

TRACT DESCRIPTIONS: Tract 1: 152.15± acres per Legal description with approximately 151± acres tillable. FSA Information (Farm No. 1131 Tract No. 4517 Sec 19 Little Sioux): Farmland - 155, Cropland - 150.8, Corn Base - 68.2, DP & CC Yield - 103/102 bushels/acre, Soybean Base - 66, DP & CC Yield - 30/36 bushels/acre. **SOILS:** primarily Haynie silt loam, McPaul silt loam, Blake silt loam and Blake silty clay loam. **CSR:** Weighted Average - 70.2.

ESTIMATED GROSS TAXES: \$4,647.00

TRACT 2: 2± ac Residential Dwelling (Acreage) - 1 story home with 972 SF of living area and 6 rooms, full basement area, 1 full bath, framed open porches, 288 SF garage, open front metal covered building, and other amenities. **ESTIMATED GROSS TAXES:** \$637.60

AUCTION TERMS AND CONDITIONS: The sale price of Tract #1 will be determined by taking 152.15 acres times the final price bid per acre. The sale price of Tract #2 will be determined by the final bid price in total dollar amount. 10% down payment on auction day with a Closing occurring on or before April 22, 2011. Date to be determined by Sellers in accordance with the specific terms of the Agreement to Purchase. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing. Possession shall be given at closing. Buyer will have full possession of the cropland for the 2011 crop year. The closing will be handled by Vriezelaar Law Firm - 613 Piece Street, P.O. Box 1557, Sioux City, Iowa 51102, Attn: Ryan C. Ross, Attorney at Law, Telephone: (712) 252-3226 Fax: (712) 252-4873 Email: rross@siouxcitylawyers.net

PROCEDURE: The property will be offered in 2 individual tracts. There will be open bidding on both individual tracts as determined by the auctioneers.

ACCEPTANCE OF BID PRICES: The successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all leases.

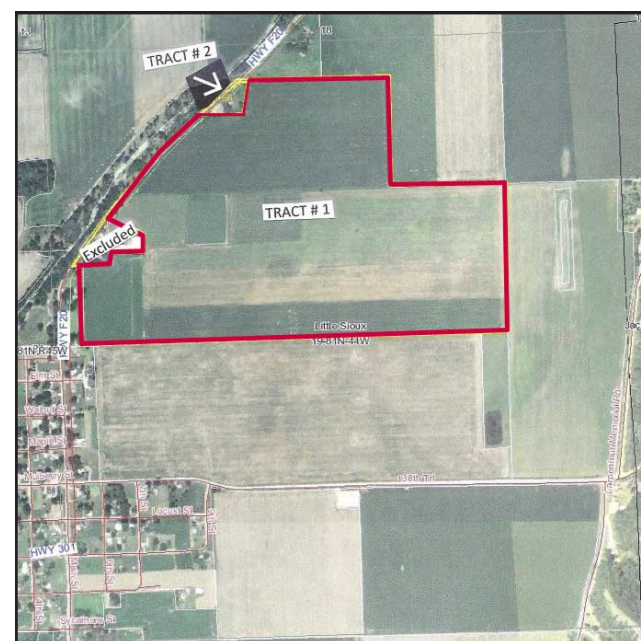
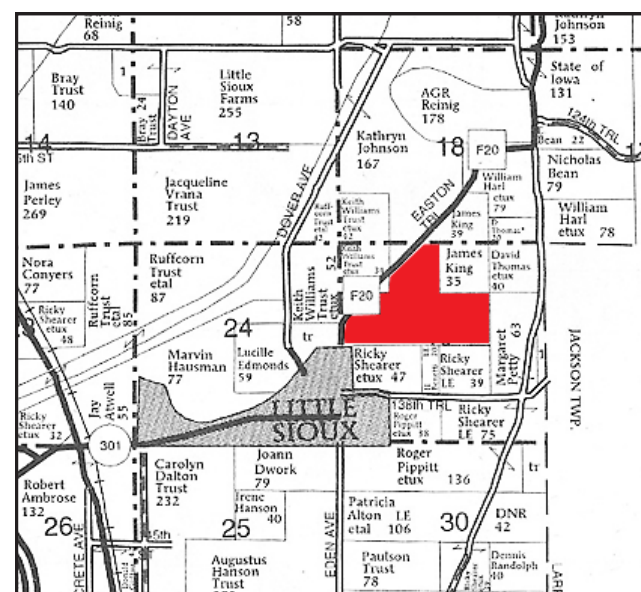
MINERAL RIGHTS: The sale of the property shall include all mineral rights owned by the Sellers, if any.

AGENCY: McCall Auctions & Real Estate and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. STATEMENT, PROMISES, OR INDUCEMENTS MADE AT THE AUCTION THAT ARE NOT CONTAINED IN THE WRITTEN AGREEMENT TO PURCHASE SHALL NOT BE VALID AND BINDING. The properties are 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 sellers or the Auctioneers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this advertising is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the Auctioneers. The sellers and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneers and Seller's at the auction are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from McCall Auctions & Real Estate.



THE ESTATE OF HAZEL M. BENETTI - SELLER

Dean L. Meine, Attorney At Law - Executor, Ph: 712-258-1415

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Photos and Maps Log Onto:
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