

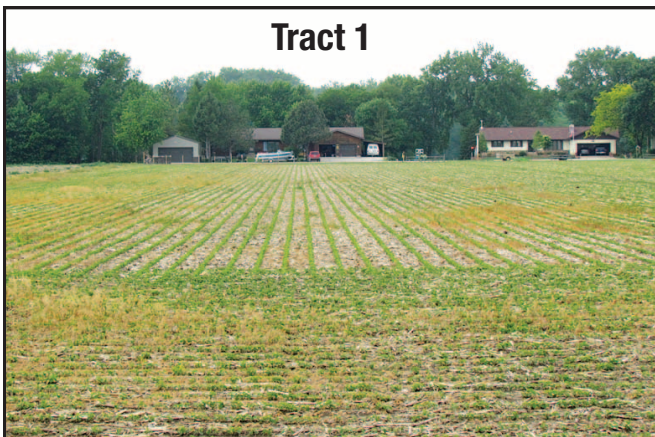
**303.56 Acres +/- Monona County, Iowa
Offered In 3 Individual Tracts**

LAND AUCTION

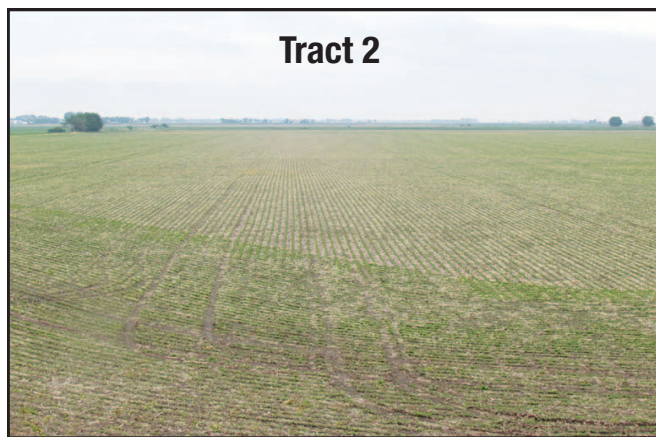
SATURDAY, SEPTEMBER 29, 2012 ~ 10 A.M.

**Sale Site: Onawa Community Center, 320 10th St., Onawa, Iowa
Watch for sign.**

- **Productive Tillable Farmland • 1031 Exchange Opportunity • Nearby Grain Markets**
- **In close proximity to Onawa • Building Site Potential**



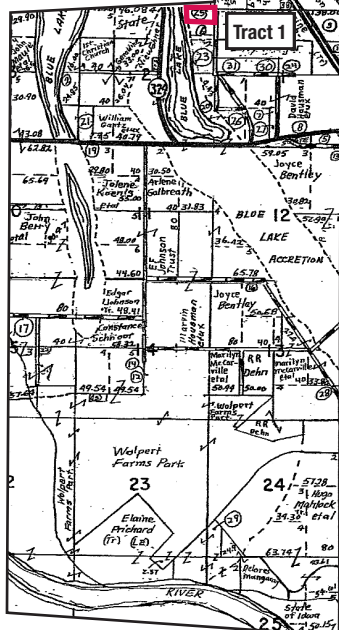
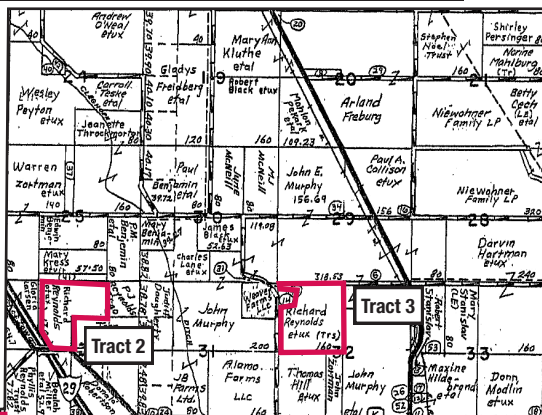
Tract 1



Tract 2



Tract 3



silty clay, Albaton silty clay and Blencoe silt clay. CSR: Weighted Average - 47.5. Annual Net Taxes: \$2,588. Annual Drainage Tax: \$182

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 3 individual tracts. Prospective buyers will have the opportunity to purchase one (1) and or up to three (3) tracts if they are the highest bidders. The sale price will be determined by taking taxable acres times the final price bid per acre.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash or certified funds at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash or certified funds at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur within approximately 60 days after auction day and in accordance with the specific terms of the agreement to purchase. Possession shall be given at closing, subject to the remaining rights of the current tenant(s) for crop year 2012. Buyer will have full possession of the crop land for the 2013 crop year. Real estate taxes will be prorated to date of closing. The closing will be handled by Sara L. Gude, Attorney - 10250 Regency Circle - Suite 525, Omaha, Nebraska 68114-3754 Ph: 402-898-7415 or email: SGude@woodsaitken.com.

TITLE: Sellers are the sole owners fee simple of the property.

SELLERS: REYNOLDS FAMILY TRUST
Janet Shatswell, Trustee • Sara L. Gude, Attorney

Contact Russ McCall for further information at 712-423-1901

Russ McCall - Auctioneer & Broker - Onawa, Iowa

712-423-1901 (o) 712-420-3004 (m)

Brent McCall - Auctioneer & Salesperson

402-681-4774

Loretta McCall - Head Clerk & Co-Owner



PROPERTY LOCATION

TRACT 1: Address: Lat: 42.03977147997104 Lng: -96.15595400333404 - Dogwood Ave, Onawa, IA 51040, USA. From Onawa go west on IA-175/Iowa Ave. for 2.8 miles to Dogwood Ave; turn right (north) and go 1 mile. Land is to the west.

TRACT 2: Address: Lat: 42.04758769924429 Lng: -96.14610493183136 - 21515 County Hwy. K-42, Onawa, IA. 51040, USA. From Onawa at the stop lights take 10th Street north for 0.9 miles to County Hwy. K-42; turn left (west) and go 2.7 miles. Land is to the north.

TRACT 3: Address: Lat: 42.050045506259174 Lng: -96.11649870872497 - Gum Avenue, Onawa, IA 51040, USA. From Onawa at the stop lights take 10th Street north for 0.9 miles to County Hwy. K-42; turn left (west) and go 1 mile, then turn right (north) and go 0.7 miles. Land is to the east.

LEGAL DESCRIPTION (Parcel Legals - Abstracts to Govern)

TRACT 1: The North 14.15 acres of Lot 3 in Section 2 of Township 83 North of Range 46 West of the 5th P.M., Monona County, Iowa.

TRACT 2: Part of the SE1/4 of the SW1/4 and of the SW1/4 of the SE1/4 of Section 25, Township 84 North, Range 46 West of the 5th P.M., Monona County, Iowa. Part of the E1/2 of the NW1/4 of the NE1/4 of Section 36, Township 84, Range 46, Monona County, Iowa, except 16.21 acres Deeded to State of Iowa for Public Highway.

TRACT 3: The NW1/4 of Section 32, Township 84 North of Range 45 West of the 5th P.M., in Monona County, Iowa, except 1.88 acres described in plat recorded in Book10, Page 14.



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 sellers.

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. STATEMENTS, 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 express or implied, concerning the property is made by the sellers or the auction company. 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 auctioneer. 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 auctioneer and sellers at the auction are final.

AUCTION COMPANY AND SELLERS ARE NOT RESPONSIBLE FOR ACCIDENTS.

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.

**For complete details, photos, & maps log onto:
www.McCallAuctions.com**

Auction Conducted By:

McCall

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

706 Iowa Avenue, Onawa, Iowa 51040

Email: mccalls@mccallauctions.com