

155.43 Acres +/- Monona County, Iowa

LAND AUCTION

FRIDAY, AUGUST 3, 2012 ~ 10:00 A.M.

**Sale Site: Whiting Community Center,
605 Whittier, Whiting, Iowa. Watch For Sign.**

- **Productive Tillable Farmland • 1031 Exchange Opportunity**
- **Nearby Grain Market • Near Paved Roads • Irrigation Well**

Property Location

ADDRESS: Lat: 42.054965 Lng: -96.189423 - From Onawa near stoplights, head west on IA-175 W for 4.5 miles, turn right onto Cherry Avenue and drive 2 miles, turn left onto K42 and drive 0.3 miles. At this point you are centered in the middle of the north side. View the property looking south.



LEGAL DESCRIPTION: THE NORTHWEST QUARTER (NW1/4) OF SECTION 34 IN TOWNSHIP 84 NORTH, RANGE 46 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA, EXCEPT 1.04 ACRES DESCRIBED IN BOOK 2, PAGE 147 (RICHARD & JEAN RUTH RESIDENCE), SUBJECT TO EASEMENTS FOR PUBLIC HIGHWAYS.

TRACT DESCRIPTIONS: 155.43± ac. Prime productive bottom land. FSA Information (Farm No. 3169 Tract No. 1846 Sec 34 Lincoln 84N 46W): Farmland – 160.0, Cropland – 155.48, Corn Base – 97.0, DP & CC Yield - 95/95 bushels/acre, Soybean Base – 52.2, DP & CC Yield - 35/35 bushels/acre. Soils: primarily Albion silt loam and Onawa silty clay. CSR: Weighted Average – 58.3.

ANNUAL NET TAXES: \$3,798

NOTE: The Irrigation System is not part of the sale of this property! Also, the northeast corner will be surveyed and the acres will be fractionally reduced from those advertised.

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as 1 individual Tract. 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 conditioned 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.

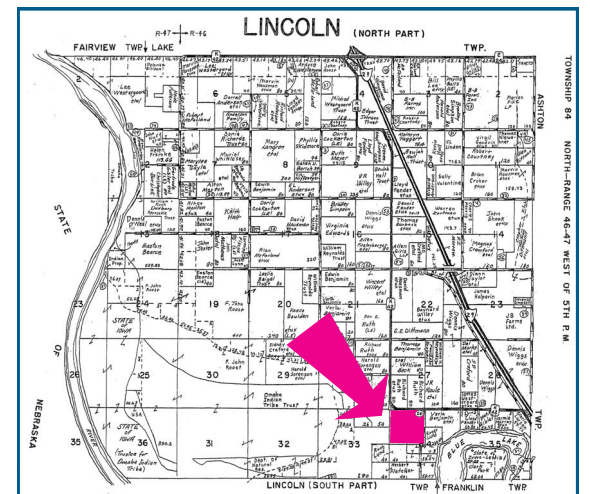
CLOSING: Closing shall occur on or before December 4, 2012, and in accord with the specific terms of the Agreement to Purchase. Possession shall be given at closing, subject to the remaining rights of the current tenant(s) for crop year 2012. Buyer will have full possession of the cropland for the 2013 crop year. Real Estate Taxes will be prorated to 12/31/2012. The closing will be handled by Gaukel, Nevins, & Westergaard, P.C. - James Gaukel Attorney – 515 Main, Mapleton, Iowa 51034 Ph: 712-881-2321 or email: jim_gnw@yahoo.com

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

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 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 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.

Auction Conducted By:

McCall

**AUCTIONS &
REAL ESTATE**

706 Iowa Avenue, Onawa, Iowa 51040

Email: mccalls@mccallauctions.com

**Sellers: David G. Craford, Dennis J. Seacat, and Anne Marie Heys
James Gaukel, Attorney**

Contact Russ McCall for further information Ph: 712-423-1901

**For Complete Details, Photos and Maps Log Onto:
www.McCallAuctions.com**



Russ McCall - Auctioneer & Broker - Onawa, IA

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

Brent McCall - Auctioneer & Salesperson

402-681-4774

Loretta McCall - Head Clerk & Co-Owner

