

120 Acres +/- Jordan Township, Monona County, IA

LAND AUCTION

FRIDAY, AUGUST 31, 2012 ~ 10:00 A.M.

**Sale Site: Soldier Community Building • 113 1st Street, Soldier, Iowa.
Watch For Sign!**

- **Tillable Hill land • 1031 Exchange Opportunity**
- **Nearby Grain Market • Near Paved Roads**

PROPERTY LOCATION

Tract 1: From Soldier drive west on Iowa Hwy – 37 - 4.2 miles, turn right onto CR – L20 and go 0.6 miles. This location places you at the SE corner.

Tract 2: From Soldier drive west on Iowa Hwy – 37 – 4.2 miles, turn right onto CR – L20 and go 1.1 miles to the Junction of L -20 and 230th Street. This location places you at the SW corner.

LEGAL DESCRIPTIONS:

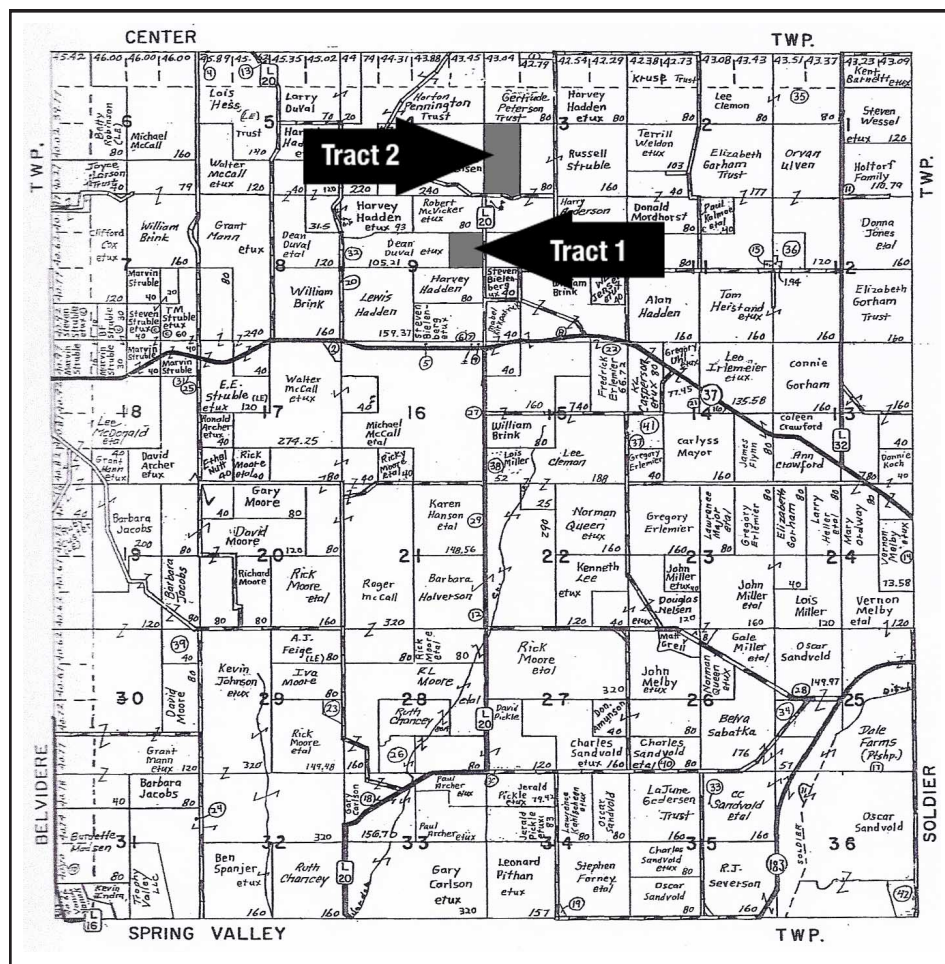
Tract 1: THE SOUTHEAST QUARTER OF NORTHEAST QUARTER (SE1/4 NE1/4) SECTION 9 IN TOWNSHIP 83, RANGE 43 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA.

Tract 2: THE WEST ONE HALF OF SOUTHWEST QUARTER (W1/2 SW1/4) OF SECTION 3 IN TOWNSHIP 83, RANGE 43 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA.

TRACT DESCRIPTIONS :

Tract 1: 40± ac. Tillable Hill Land. FSA Information (Farm No. 4501 Tract No. 8104 Sec 9 Jordan 83N 43W): Farmland – 40.0, Cropland – 37.6, Corn Base – 25.6, DP & CC Yield - 97/97 bushels/acre, Soybean Base – 11.5, DP & CC Yield - 27/27 bushels/acre. Soils: primarily Ida silt loam and Monona silt loam. CSR: Weighted Average – 44.8. Taxable acres: 39. Annual Gross Taxes: \$680

Tract 2: 80± ac. Tillable Hill Land. FSA Information (Farm No. 4501 Tract No. 1558 Sec 3 Jordan 83N 43W): Farmland – 80.0, Cropland – 73, Corn Base – 42.8, DP & CC Yield - 97/97 bushels/acre, Soybean Base – 30.2, DP & CC Yield - 27/27 bushels/acre. Soils: primarily Ida silt loam and Napier silt loam. CSR: Weighted Average – 42.3. Taxable acres: 79. Annual Gross Taxes: \$1,145.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 2 individual tracts. Prospective buyers will have the opportunity to purchase one (1) or both 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.

CLOSING: Closing shall occur on or before December 10, 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 crop land for the 2013 crop year. Real estate taxes will be prorated to 12/31/2012. The closing will be handled by Michael Jensen Attorney – 710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652 or email: mpjensen@longlines.com

**Sellers: Lewis and Jean Hadden
Michael Jensen, Attorney**

Auction Conducted By:

**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 • Andrea Meyer, Clerk



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**