

**152.42 Acres ± Monona County, Iowa**

# LAND AUCTION

**FRIDAY, NOVEMBER 2, 2012 - 10 a.m.**

**Auction Location: Onawa Community Center, 320 10th St. Onawa, Iowa**  
**Watch for sign.**

• **Productive Tillable Farmland** • **1031 Exchange Opportunity** • **Nearby Grain Market** • **On Paved Road**



**PROPERTY LOCATION:** From Onawa at the Stop Lights take 10th Street North for 0.9 miles to County Hwy K-42; Turn left (West) and go 4.4 miles. Land is to the North.

**LEGAL DESCRIPTIONS:** The west half of the west half (W1/2 W1/2) of Section Twenty-Six (26), Township Eighty-Four (84) north, Range Forty-Six (46), west of the 5TH P.M., Monona County, Iowa, except tract of 6.44 acres including public road with home. (Abstract legal to govern).

**TRACT DESCRIPTION:** 152.42 ± ac. The Monona County FSA Information: 2012 Crop Year (Farm No. 3169 Tract No. 1847 Sec 26 Lincoln 84N 46W): Farmland – 160.0, Cropland – 152.42, Corn Base – 102.4, DP & CC Yield - 95/95 bushels/acre, Soybean Base – 50.0, DP & CC Yield - 35/35 bushels/acre. Soil Report taken from Surety Maps: Soils: primarily Albaton silty clay, Owego silty clay, and Onawa silty clay. CSR: Whole Farm Weighted Average – 52.4 CSR2: Whole Farm Weighted Average – 53.8 The Monona County Assessor's Information: Taxable Acres: 151.93 Approximate Annual Gross Taxes: \$3,619.10 Drainage Tax: \$121

#### **AUCTION TERMS & CONDITIONS**

**NOTICE:** Buyer at closing shall reimburse this year's tenant \$1,050 for disk/chiseling 70 acres of corn stalks.

**PROCEDURE:** The property will be offered as 1 individual tract. The sale price will be determined by taking 152.42 cropland 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.

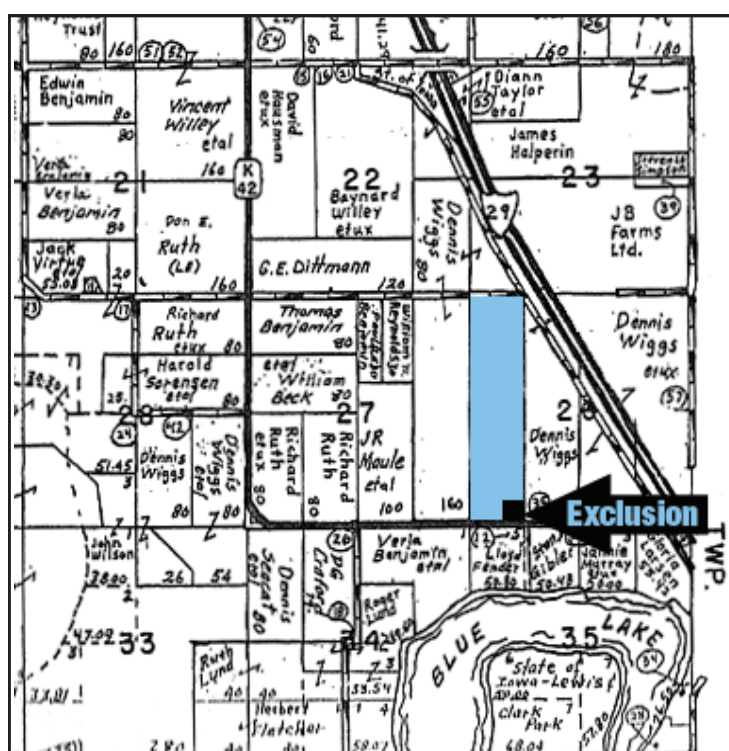
**ACCEPTANCE OF BID PRICES:** The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

**CLOSING:** Closing shall occur on or before December 14, 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 Gaukel Nevins, & Westergaard, P.C. – James Westergaard Attorney – 515 Main, Mapleton, Iowa 51034 Ph: 712-881-2321 or email: jwestygnw@longlines.com

**TITLE:** Sellers are the sole owner's 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 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.

**SELLERS: DEL MARKS, TERRY MARKS,  
THE SIDNEY D. CRAFT TRUST  
JAMES R. WESTERGAARD, 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**  
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**Brent McCall - Auctioneer & Salesperson**  
402-681-4774  
**Loretta McCall and Andrea Meyer, Clerks**



*Auction Conducted By:*

**McCall**

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