

156.23 Acres ±, Monona County, Iowa

LAND AUCTION

SATURDAY, OCTOBER 20, 2012 ~ 10 A.M.

Sale Site: Town & Country Community Building, Ute, Iowa

Watch for signs

- Productive Tillable Farmland • 1031 Exchange Opportunity • Nearby Grain Markets
- On Paved Road • 3-Bedroom Home & Buildings • Grain Storage



PROPERTY LOCATION: From Highway 183 at Ute go south on Teak Avenue (L-37) 2.1 miles to 23526 Teak Avenue. Tract is on the west side of road.

LEGAL DESCRIPTIONS: THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10 IN TOWNSHIP 83 NORTH, RANGE 42 WEST OF THE 5TH P.M., MONONA COUNTY, IOWA.

TRACT DESCRIPTION: 156.23 ± ACRES. The Monona County FSA Information: 2012 Crop Year (Farm No. 1394 Tract No. 1936 Sec 10 Soldier 83N 42W): Farmland, 156.2; Cropland, 120.3; Corn Base, 85.5; DP & CC Yield, 97/97 bushels/acre; Soybean Base, 34.8; DP & CC Yield, 35/35 bushels/acre. Soil Report taken from Surety Maps: Soils: primarily Monona silt loam, Ida silt loam, and Napier silt loam. CSR: Whole Farm Weighted Average, 54.6 CSR2: Whole Farm Weighted Average, 59.3 CSR: Cropland Weighted Average, 57.4 CSR2: Cropland Weighted Average, 64.5. The Monona County Assessor's Information: Taxable Acres: 154.63 APPROXIMATE ANNUAL GROSS TAXES: \$3,549.45.

NOTE: In 2011 Tiling was done.

OTHER AMENITIES: Home: 2-Story Frame, 1,794 SF total living area, 8 rooms above, 3 bedrooms, 1 full bath, no central area, steam heat, open front porch and back enclosed porch, 252 SF detached garage, 792 SF basement area, beautiful landscape with mature trees, Ideal Location! Plus: 2 grain bins with air, barn, grainery building, windmill, 2 other livestock or storage buildings. The buildings are all painted and there is good fencing on the property.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 individual Tract. The sale price will be determined by taking 156.23 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.

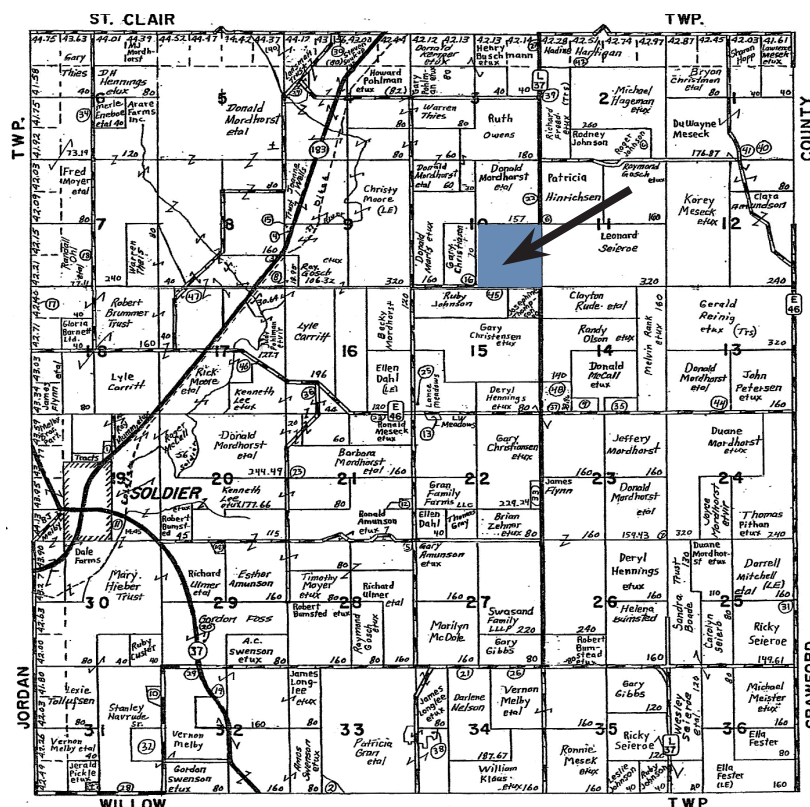
ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of bidding. The final bid price is subject to the Seller's approval. Such approval shall occur at the auction on auction day.

CLOSING: Closing shall occur on or before December 7, 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 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: TRUST U/W ALICE R. BRIDGEMAN

Kenneth D. McCall, Trustee • 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 and Andrea Meyer, Clerks



Auction Conducted By:

McCall

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REAL ESTATE

706 Iowa Avenue, Onawa, Iowa 51040

Email: mccalls@mccallauctions.com