

30.15 Acres +/- Monona County, Iowa

LAND AUCTION

WEDNESDAY, NOV. 28, 2012 ~ 1:30 P.M.

Sale Site: Blencoe Community Building, Blencoe Iowa. Watch For Sign!
Productive Tillable Farmland • 1031 Exchange Opportunity • Nearby Grain Market • Adjacent To City Limits

PROPERTY LOCATION: From railroad tracks in Blencoe, drive east on Main Street 0.3 miles, turn right onto Iowa Street and drive south 0.1 mile to Oak Street. Property is to the south of this point.

LEGAL DESCRIPTIONS: That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section Ten (10), Township Eighty-Two (82) North, Range Forty-five (45) West of the 5th P.M., in Monona County, Iowa, lying South of the South Line of Oak Street, in The Third Addition to the Town of Blencoe, Iowa, and extended to the East and West Line of said land. AND The South One-Hundred Sixty Feet (S 160') of Lots (2), Three (3) and Four (4); and the South Three Feet (S 3') of the North Two Hundred Ten Feet (N 210') of Lot Five (5), all in Block Ten (10), in the Third Addition of the Town of Blencoe, Monona County, Iowa. And, the vacated street, formerly Oak Street, adjacent to and lying along the South side of Block Ten (10), in the Third Addition to the Town of Blencoe, Monona County, Iowa.

LAST GRANTEEES, DEVISEES, HEIRS-AT-LAW IN CHAIN OF TITLE: Chester D. Creswell an undivided one-half interest and Donna J. Creswell an undivided one-half interest.

TRACT DESCRIPTION: 30.15 ± ac.

THE MONONA COUNTY FSA INFORMATION: 2012 Crop Year (Farm No. 1352 Tract No. 2085 Sec 10 Sherman 82N 45W): **Farmland- 32, Cropland- 30.2, Corn Base- 15.8, DP & CC Yield- 97/97 bushels/acre, Soybean Base- 14.2, DP & CC Yield- 27/27 bushels/acre.**

SOIL REPORT TAKEN FROM SURETY MAPS: Soils: primarily Owego silty clay, Onawa silty clay and Vore silty clay loam.

CSR: Whole Farm Weighted Average- 53.8

CSR2: Whole Farm Weighted Average- 59.4

CSR: THE MONONA COUNTY ASSESSOR'S INFORMATION: Taxable Acres: 28.95, Approximate Annual Gross Taxes: \$655.75, Annual Drainage Tax: \$227.00

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 individual Tract. The sale price will be determined by taking 30.15 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 is intended to occur in 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 years 2012 and 2013. Buyer will have Full possession of the crop land for the 2014 crop year. In accord with the terms of the current Lease Buyer receives annual rent of \$5700 split half March 1st, 2013 and half Oct. 1st, 2013. 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 in fee simple of the property, subject only to the current lease.

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 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: Donna J. Creswell Estate & Chester D. Creswell
Ronald Creswell, Executor
James Gaukel, Attourney

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 • Andrea Meyer, Clerk



Auction Conducted By:

McCall

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

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