

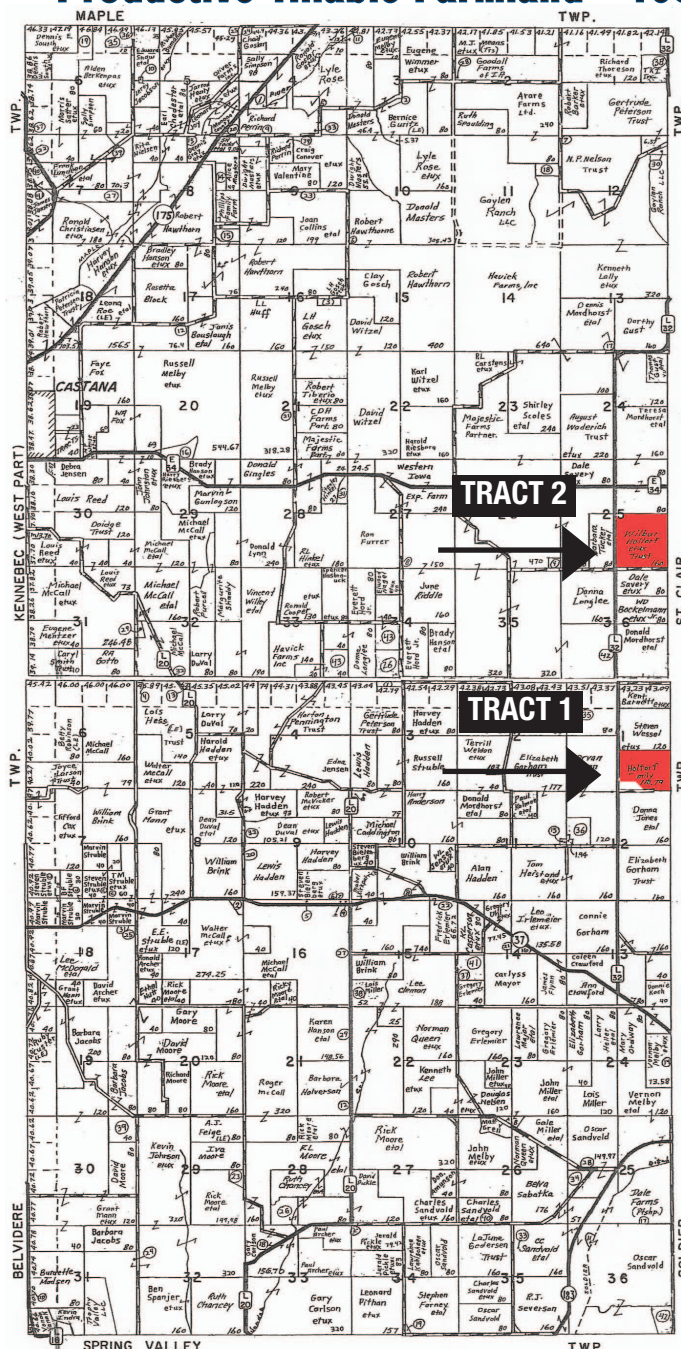
**260.42 Acres ± Monona County, Iowa**

# LAND AUCTION

**Saturday, January 19, 2013 - 1 p.m.**

**Sale Site: Soldier Community Center, 113, 1st Street, Soldier, Iowa.  
Watch for Sign.**

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



**PROPERTY LOCATION:** Tract 1: From Soldier go west on IA-37 driving 1.5 miles, turn right onto CR-L32 and drive north 2 miles, at this point Tract #1 is located directly to the east. Tract 2: From Soldier go west on IA-37 driving 1.5 miles, turn right onto CR-L32 and drive north 3.8 miles, at this point you are located at CR-L32 & 210th Street which places you at the SW corner of Tract #2.

**LEGAL DESCRIPTIONS :** Tract 1: The South Half (S 1/2) of the Southeast Quarter (SE 1/4) and the South Half (S 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section One (1), Township Eighty-three (83) North, Range Forty-three (43) West of the 5th P.M. except that part thereof heretofore deeded by the parties to Richard J. Sullivan and Mary P. Sullivan by Warranty Deed recorded in Book 86 at Page 223 in the office of the Monona County Recorder. Monona County, Iowa. Tract 2: The Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Eighty-four (84), Range Forty-three (43) West of the 5th P.M. Monona County, Iowa.

**TRACT DESCRIPTIONS :** Tract 1: 105.88± ac. Productive Land. **FSA Information** (Farm No. 352 Tract No. 1604 Sec. 1 Jordan 83N 43W). **Farmland:** 108.5. **Cropland:** 107.99. **Corn Base:** 81.7. **DP & CC Yield:** 97/118 bushels/acre. **Soybean Base:** 26.3. **DP & CC Yield:** 33/39 bushels/acre. **Taxable Acres:** 105.88. **Soils:** Primarily Monona silt loam and Napier silt loam. **CSR Weighted Average:** 56.1. **CSR 2 Weighted Average:** 60.4 **Annual Gross Taxes:** \$2,136. In accord with the terms of the current Lease, Buyer receives annual rent of \$388.60 per acre times the Taxable Acres, \$24,885, payable March 1, 2013 and a final payment of \$16,260 on September 1, 2013.

**Tract 2:** 154.54± ac. Productive Land. **FSA Information** (Farm No. 352 Tract No. 1605 Sec. 25 Center 84N 43W). **Farmland:** 152.4. **Cropland:** 146.7. **Corn Base:** 68.4. **DP & CC Yield:** 97/118 bushels/acre. **Soybean Base:** 53.1. **DP & CC Yield:** 33/39 bushels/acre. **Oats Base:** 0.9. **DP & CC Yield:** 64/50 bushels/acre. **Taxable Acres:** 154.54. **Soils:** primarily Napier silt loam and Ida silt loam. **CSR Weighted Average:** 47.4. **CSR 2 Weighted Average:** 46.8. **Annual Gross Taxes:** \$2,702. In accord with the terms of the current Lease, Buyer receives annual rent of \$388.60 per acre times the Taxable Acres, \$36,315, payable March 1, 2013 and a final payment of \$23,740 on September 1, 2013.

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

**PROCEDURE:** The property will be offered as 2 individual Tracts. 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 conditional 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 February 28, 2013 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 cropland for the 2014 crop year. Real Estate Taxes will be prorated to 12/31/2013. 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: THE HOLTORF FAMILY TRUST  
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**

**AUCTIONS &  
REAL ESTATE**

706 Iowa Avenue, Onawa, Iowa 51040

Email: mccalls@mccallauctions.com