

**189 ACRES ± • Sections 28 & 29 Grant Township  
MONONA COUNTY, IOWA  
2 Individually Offered Tracts**

# LAND AUCTION

**Saturday, June 22, 2013 - 10 a.m.**

**At the Onawa Community Center in Onawa, Iowa  
140th Street, Castana, Iowa (Rodney/Ticonic Area)  
Good CSR Tracts Mostly 100% Tillable**



**LOCATION:** From Onawa take CR-L12 Northerly driving 7 miles, then bear right onto Nutmeg Ave. and keep straight onto Oak Ave. driving 4.7 miles, turn left onto 140th St. and drive 0.9 miles. This places you at the North side of Land.

**LEGAL DESCRIPTIONS:** Both Parcels are located in Sections 28 & 29 Grant Township lying east of Little Sioux River. Survey and Legal Descriptions are available at McCallAuctions.com, Abstracts to Govern.

**TRACT DESCRIPTIONS:** Tract 1: 94.5± ac. Productive Land.

**FSA INFORMATION:** FSA has not split out these Parcels yet as they are part of larger Tract, so information is estimated: **Cropland** – 94, **Corn Base** – 56.0, **DP & CC Yield** - 97/122 bushels/acre, **Soybean Base** – 34.5, **DP & CC Yield** - 34/41 bushels/acre.

**TAXABLE ACRES:** 94.484. **TAXES:** The annual real estate taxes are \$2,403 and the Nagel Drainage Ditch Tax is \$1,787

**SOILS:** Primarily Rawles and Zook. **CSR:** Weighted Average – 71.0.

*Rent is \$275 per acre. We are giving Buyer credit at Closing for 50% of the 2013 cash rent in the amount of \$137.50 per tillable acre.*



**TRACT 2:** 94.5± ac. Productive Land.

**FSA INFORMATION:** FSA has not split out these Parcels yet as they are part of larger Tract, so information is estimated: **Cropland** – 94, **Corn Base** – 56.0, **DP & CC Yield** - 97/122 bushels/acre, **Soybean Base** – 34.5, **DP & CC Yield** - 34/41 bushels/acre.

**TAXABLE ACRES:** 94.484. **TAXES:** The annual real estate taxes are \$2,393 and the Nagel Drainage Ditch Tax is \$1,777

**SOILS:** Primarily Rawles and Zook. **CSR:** Weighted Average – 71.0

*Rent is \$275 per acre. We are giving Buyer credit at Closing for 50% of the 2013 cash rent in the amount of \$137.50 per tillable acre.*

**“BUYER SHALL RECEIVE 50% OF CASH RENT FOR RETURN THE FIRST YEAR & FULL FARMING RIGHTS 2014”**

**CLOSING:** 10% down payment on the day of the auction with the balance in cash or certified funds at closing. Closing shall occur on or before August 2, 2013 and in accord with the specific terms of the Agreement to Purchase.

**SELLERS: TRACT ONE: Kevin Nagel, Russell Nagel, Jerry Nagel & Jody Purgett  
TRACT TWO: Susan Shreeve**

Auction Conducted By:

**McCall**

**AUCTIONS &  
REAL ESTATE**

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Russ & Brent McCall,  
Auctioneers  
Loretta McCall and Andrea Meyer,  
Clerks

For additional information &  
photos, visit our website at:  
[www.McCallAuctions.com](http://www.McCallAuctions.com)



**KRIENER**  
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