

**537.30 Acres ± in Monona County, Iowa
Offered in 3 Individual Tracts**

LAND AUCTION

Wednesday, September 18, 2013 - 10 AM

Blencoe, Iowa

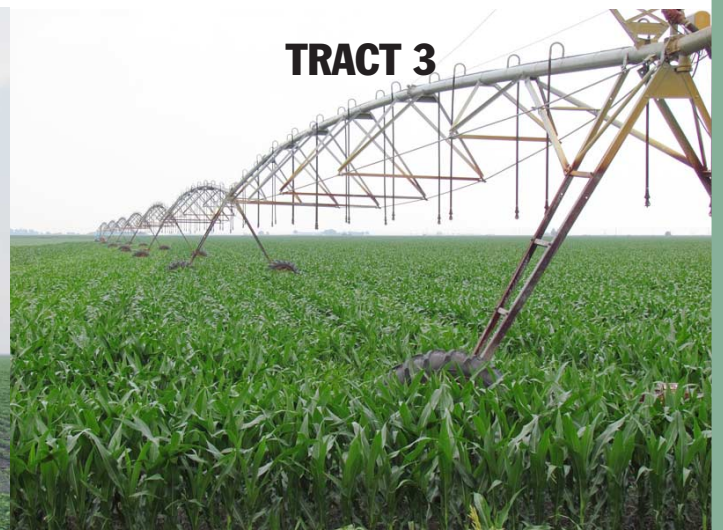
**Sale Site: Blencoe Community Building, 413 Main, Blencoe, IA.
Watch for Sign.**



TRACT 1



TRACT 2



TRACT 3

• **Productive Tillable Irrigated Farmland** • **1031 Exchange Opportunity** • **Nearby Grain Market** • **In close proximity to the Loess Hills**

PROPERTY LOCATIONS

TRACT 1: From Blencoe drive north on K45 2.4 miles, turn right onto CR-E54 and drive 5 miles east, on the east side of River Bridge turn right going south on Dike Dirt Road 2.7 miles. At this point looking east is Tract # 1.

TRACT 2: From Blencoe drive north on K45 2.4 miles, turn right onto CR-E54 and drive 3.5 miles turning right onto Mango Ave., drive south for 1.3 miles. At this point looking east is Tract # 2.

TRACT 3: From Blencoe at K45 drive east through Main St. following CR-E60 2.4 miles, turn right onto Linden Ave. and drive south 1 mile, turn left onto 310th St. and drive east 0.5 mile, turn right onto Lime Ave. and drive south 0.7 mile. At this point looking east is Tract # 3.

LEGAL DESCRIPTIONS

TRACT 1: The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Nine (9), Township Eighty-Two (82) North, Range Forty-Four (44) West of the 5th P.M., Monona County, Iowa, Except Easement to the Little Sioux Inter County Drainage District recorded in Vol. 74, Page 60. **(TAXABLE ACRES: 69.30)**

TRACT 2: The North Half (N1/2) of Section Six (6), Township Eighty-Two (82) North, Range Forty-Four (44) West of the 5th P.M., Monona County, Iowa. **(TAXABLE ACRES: 312)**

TRACT 3: The Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eighty-Two (82) North, Range Forty-Five (45) West of the 5th P.M., Monona County, Iowa. **(TAXABLE ACRES: 156)**

TRACT DESCRIPTIONS

TRACT 1: 69.30± AC. Productive bottom land. **SOILS:** primarily Blend silty clay, Luton silty clay loam, Moville silt loam and Colo silty clay. **CSR:** Weighted Average-53. **ANNUAL TAXES:** \$1,554. **DRAINAGE TAX:** \$451

MONONA COUNTY FSA INFORMATION: (Farm No. 1291 Tract No. 2268) Section 9 Sioux 82N 44W): The following is approximate as it has been split since update to records. **FARMLAND:** 69 **CROPLAND:** 68.70 **CORN BASE:** 34 **DIRECT YIELD & CC YIELD:** 97/127 bushels/acre **SOYBEAN BASE:** 34 **DIRECT YIELD & CC YIELD:** 34/41 bushels/acre.

TRACT 2: 312± AC. Productive irrigated bottom land. Includes 2010 with 500 hours and 2003 with 2,000 hours 7-tower Reinke center pivot systems; Lima Generators, 80-H.P. Deutz diesels, 38" rubber. Also included with this tract is a dryer grain bin 30x20, built in 1974 and dryer grain bin 30x18, built in 1982. **SOILS:** primarily Luton silty clay and Blend silty clay. **CSR:** Weighted Average-40.6 **ANNUAL TAXES:** \$5,610. **DRAINAGE TAX:** \$2,123.

MONONA COUNTY FSA INFORMATION: (Farm No. 4462 Tract No. 2269) Section 6 Sioux 82N 44W). **FARMLAND:** 320 **CROPLAND:** 311.2 **CORN BASE:** 157.9 **DIRECT YIELD & CC YIELD:** 97/112 bushels/acre **SOYBEAN BASE:** 53.3 **DIRECT YIELD & CC YIELD:** 27/33 bushels/acre.

TRACT 3: 156± AC. Productive irrigated bottom land. Includes 2008 with 600 hours 7-tower Valley 8000 center pivot system with 38" rubber. **SOILS:** primarily Luton silty clay, Blend silty clay, and Blencoe silt clay. **CSR:** Weighted Average 45.5. **ANNUAL TAXES:** \$3,082. **DRAINAGE TAX:** \$1,117.

MONONA COUNTY FSA INFORMATION: (Farm No. 4461 Tract No. 1882) Section 24 Sherman 82N 45W. **FARMLAND:** 160 **CROPLAND:** 153.8 **CORN BASE:** 76 **DIRECT YIELD & CC YIELD:** 97/123 bushels: acre **SOYBEAN BASE:** 76 **DIRECT YIELD & CC YIELD:** 32/38 bushels/acre.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts for bidding and will not be combined for bidding purposes. 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 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 November 12, 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 year 2013. Buyer will have full possession of the crop land for the 2014 crop year. Real estate taxes will be prorated to date of closing. The closing will be handled by Michael Jensen Attorney - 710 Iowa Avenue, Onawa, Iowa 51040 Ph: 712-423-1652 or email: mpjensen@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.

Auction Conducted By:



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

Email: mccalls@mccallauctions.com

**SELLER: ARLAN "LANNY" BLAGG ESTATE
Dale Bean, Executor • Michael Jensen, Attorney**

Contact Russ McCall for further information Ph: 712-423-1901
For Complete Legal Descriptions, Photos and Maps Log Onto:
www.McCallAuctions.com

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

